

Local Development Framework

Annual Monitoring Report 2012-2013



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1 Introduction

- 1.1 The purpose of this document is to provide information and data on a range of issues relevant to planning, from 1 April 2012 to 31 March 2013.
- 1.2 The Annual Monitoring Report (AMR) also examines the progress made in progressing the Local Development Framework, and its linked documents. In addition a multitude of other topics are covered that are significant to planning in Rochford District today.
- 1.3 On 30 March 2011, Bob Neill MP (Parliamentary under Secretary of State) wrote to authorities to announce the withdrawal of the following guidance on local monitoring.
- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005).
 - Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006).
 - Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008).
- 1.4 It is therefore a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.
- 1.5 Most of the topics covered, and information provided within this AMR will still be as per previous AMRs, and monitors the implementation of the Rochford Core Strategy. The Council recognises the importance of monitoring in the planning process.

2 District Characteristics

Introduction

- 2.1 Rochford District is situated within a peninsula on the south east coast of England. The District is bounded to the East by the North Sea and the River Crouch to the North. There are links with three Local Authorities which share land boundaries with Rochford District; namely Castle Point and Basildon District Councils, and Southend-on-Sea Borough Council. There are also marine boundaries with Maldon and Chelmsford Districts.
- 2.2 There are direct links to London with a train service running through the District direct to London Liverpool Street. For travel by road, the M25 can be easily accessed via the A127 and the A13. Rochford is also the home to London Southend Airport.
- 2.3 The landscape of the District is rich in biodiversity, heritage and natural beauty, with many miles of unspoilt coastline and attractive countryside. 12,763 hectares of the District are designated as Metropolitan Green Belt, connected to the predominantly rural nature seen in the area.

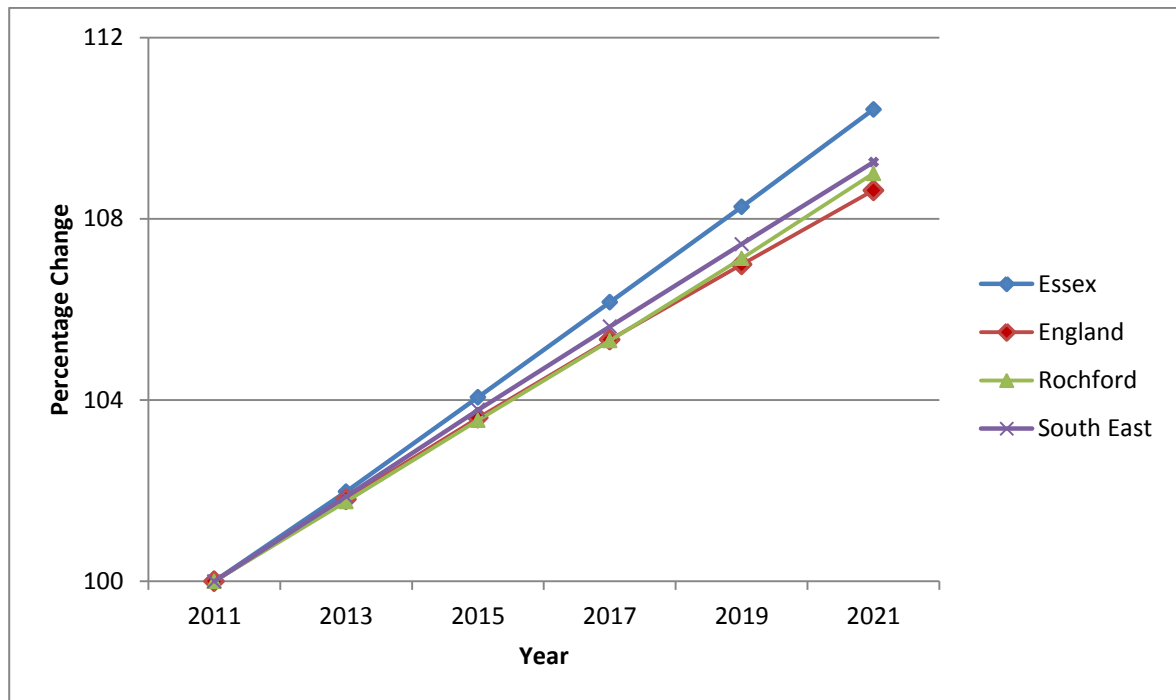
Demographic Profile

- 2.4 The last National Census was carried out in 2011 and indicated that the population of Rochford District to be as shown below:

Total Population:	83,287
Male:	40,787
Female:	42,500

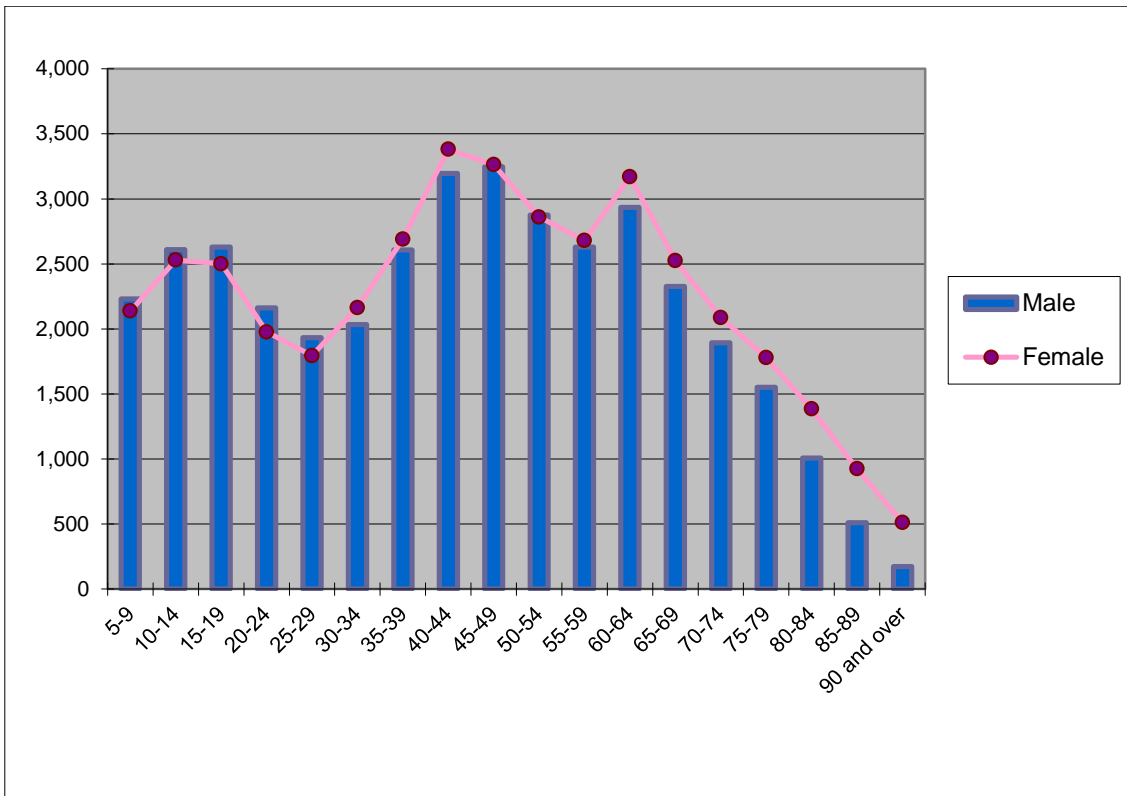
- 2.5 The population is predicted to increase in the future. Projected population figures have been published by the Office for National Statistics, which are based on observed levels of births, deaths and migration, over the previous five years. This will show a trend over the time period, and the projections show the population growth if these trends continue.

Figure 2.1 – Percentage Population Change up to 2031



- 2.6 Figure 2.1 shows that the population of Rochford District is expected to increase significantly between now and 2021. The population increase will be higher in Essex and the South East as a whole, but the population increase in Rochford will need to be planned and accommodated for. The estimated population of the District in 2012 is 84,063 and a population of 90,840 is predicted by 2021.
- 2.7 The gender and composition of the District's population is also predicted to undergo change by 2021. Rochford has an ageing population and the percentage of the population living in the District that are aged 65 or over is expected to increase considerably by 2021. This is in line with regional and national trends. The ageing of the nation's population is expected to continue as a result of high birth rates post World War II.

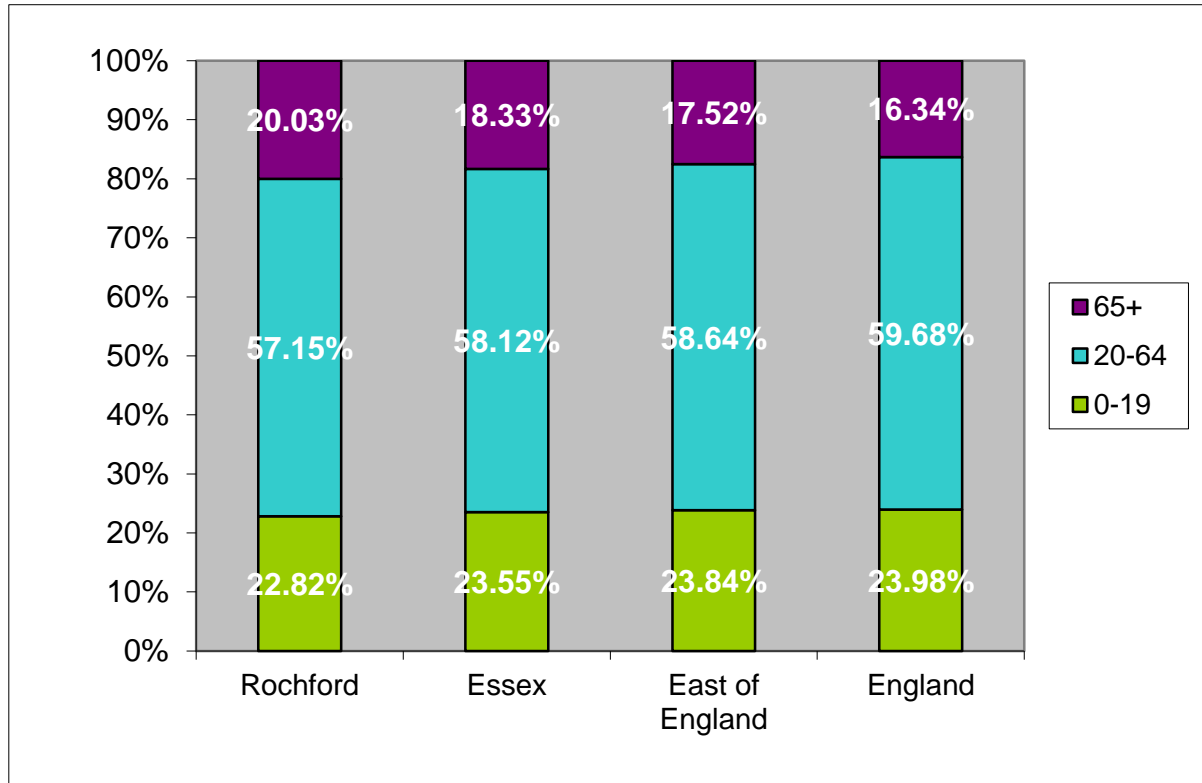
Figure 2.2 – Age composition of Population of Rochford District, Mid 2008



Source: ONS 2009 (<http://www.neighbourhood.statistics.gov.uk/>)

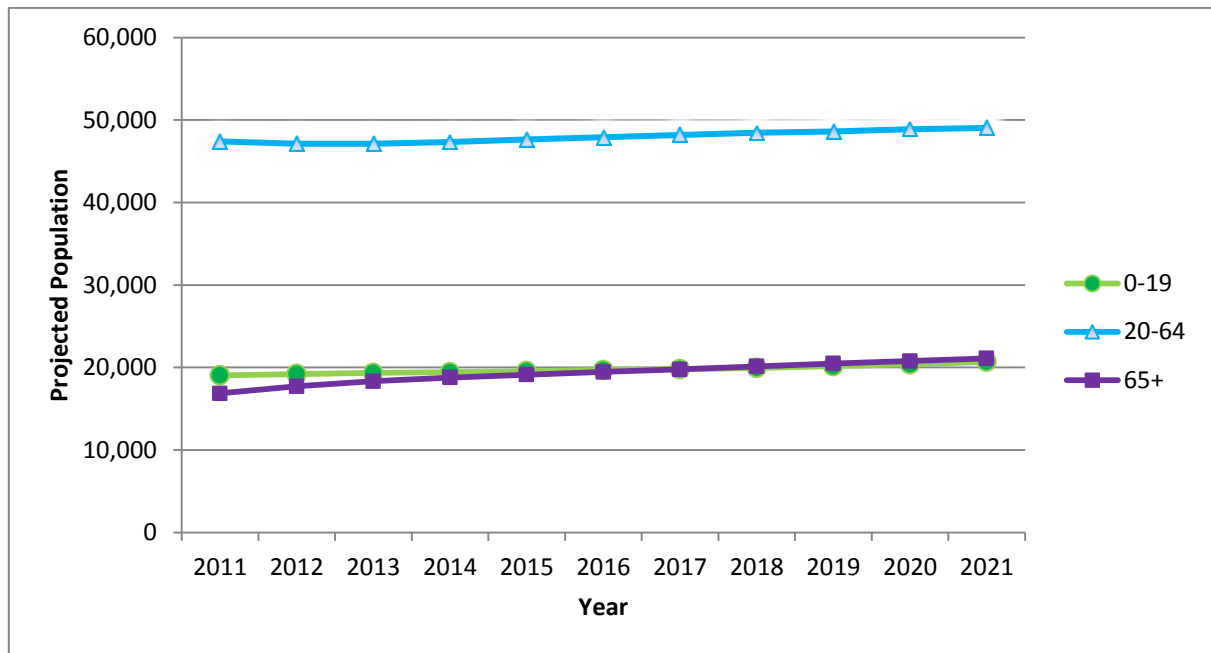
2.8 Figure 2.2 shows that the largest proportion of males within Rochford District is the 45-49 age group; while the 40-44 year age group contains the largest proportion of women.

Figure 2.3 – Age Composition of District and Comparison with Regional and National Figures, 2010/11



2.9 The District has a higher proportion of people aged 65 or over than can be seen in Essex, in the East of England or in England. This is forecast to continue in the future, meaning that Rochford District has an ageing population. As with any population sector, an ageing population will have diverse needs which must be catered for. Potential problems are raised with an ageing population, with issues such as suitable housing, health care facilities and accessibility issues, but an ageing population that is healthier and with a longer lifespan than previous generations may be able to positively contribute to the local economy.

Figure 2.4 – Projected Changes in the District’s Population over time by age



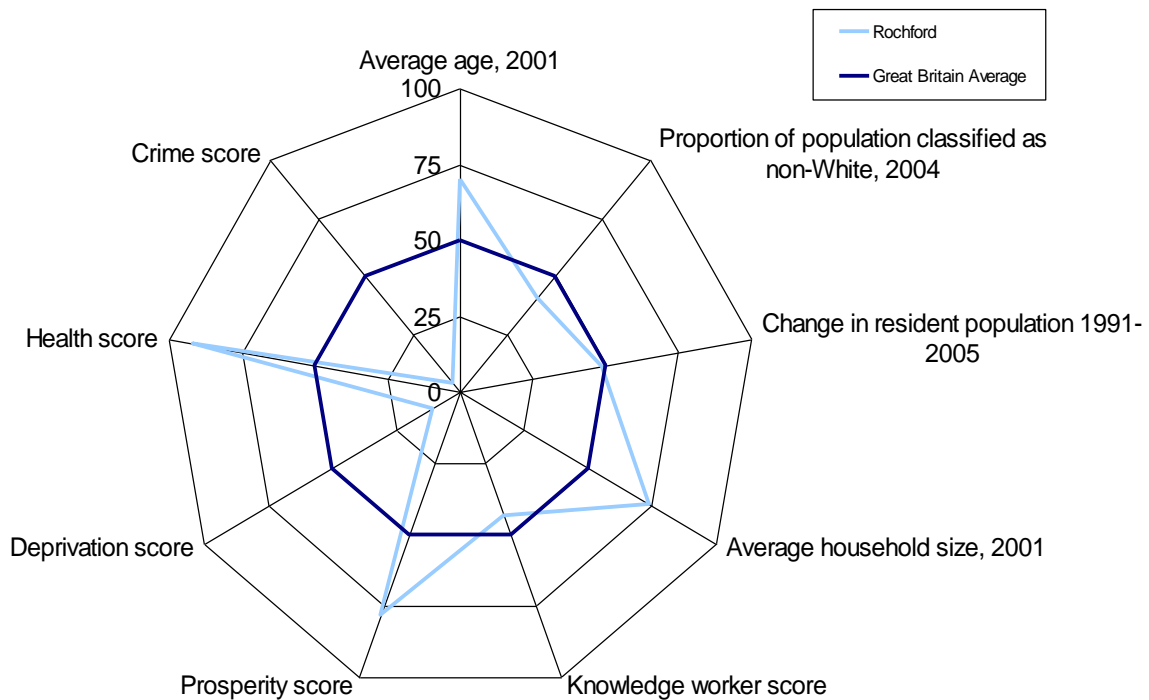
Society

2.10 In October 2007 the Local Futures Group published a document assessing the state of the District.

2.11 The main findings from this report are as follows:

- Rochford is a generally prosperous part of the country, despite only a modest share of resident ‘knowledge workers’, the typically higher paid employees. This is reflected in reasonably low deprivation, excellent health conditions among the District’s population (although some pockets of poorer health in the more urban areas are evident), and one of the lowest crime rates in the country.
- The Rochford population is among the oldest local populations in Britain, perhaps ageing due to average population growth. There are some local variations in this pattern, with wards around Rochford town centre and to the north of the District recording older average ages than the coastline wards and those along the west border.
- Ward dynamics of the modest population growth reveal higher rates of migration into the Foulness and Great Wakering area, as well as areas along the border with Basildon. This could be due to a number of factors, such as employment, house prices and quality of life.
- The more highly paid knowledge workers (with higher weekly incomes) are found mainly along the borders of Basildon and around Rochford town centre – giving rise to a rural-urban divide in the District. Conversely, higher levels of deprivation are found in the more rural parts of Rochford.

Figure 2.5 – Society Composite Indicators

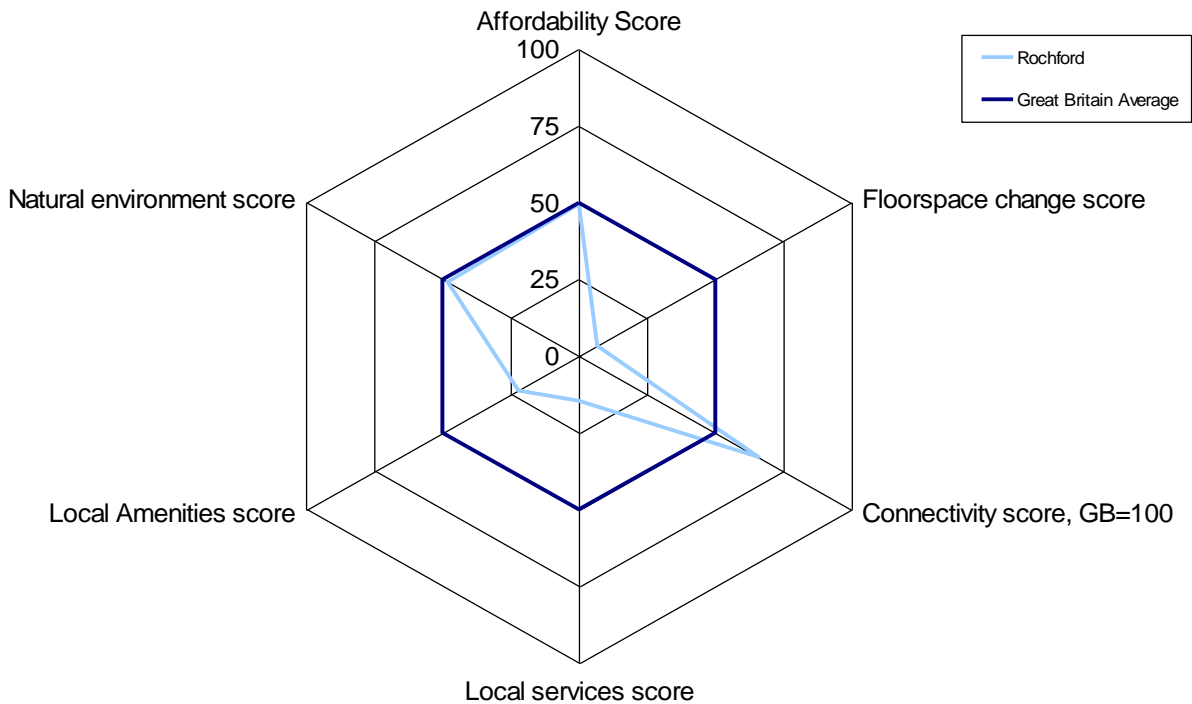


Source: localknowledge, Local Futures

Environment

- 2.12 Local Futures Group’s assessment of Rochford’s environment produces mixed results. This is due in part to the conflict between environmental measures, with good transport connectivity (and the high levels of journeys made) often resulting in high levels of congestion (and poor air quality).
- 2.13 The District is well connected overall, largely due to its rail links. However, drilling down to lower spatial levels reveals a stark divide between the urban and rural use of public transport, perhaps reflecting unequal transport provision across Rochford. This divide is emphasised by data on access to services, which again results in a clear east-west, urban-rural divide.
- 2.14 Overall, the combination of a reasonably attractive natural environment, access to some good transport links and affordable living indicates a good quality of life for local residents, although this is tempered by relatively poor access and provision of local services and amenities. Furthermore, the local environment may not be as attractive to businesses, given the very low floorspace change score by national standards.

Figure 2.6 –Environmental Indicators for Rochford District Compared against the National Average

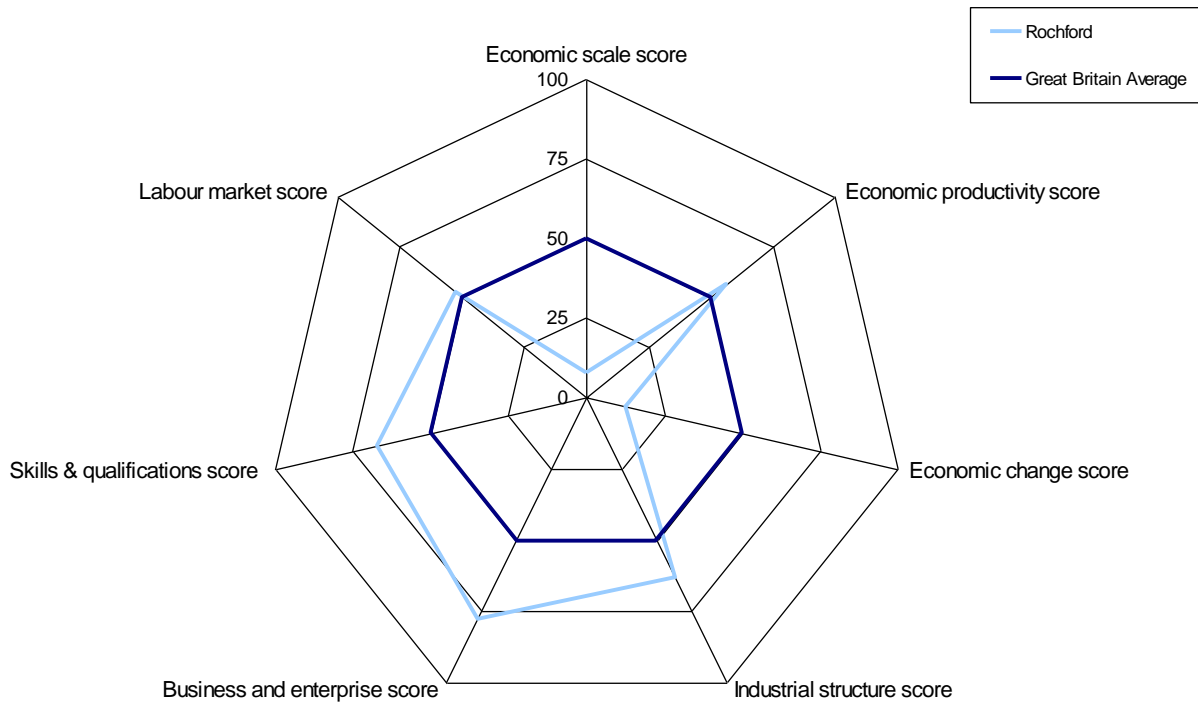


Source: localknowledge, Local Futures

Economy

- 2.15 Rochford has a small, but reasonably productive, and enterprising economy. Although the District does not record significant levels of ‘high skills’, a solid foundation of basic and intermediate skills underpins the local economy, and supports a healthy share of knowledge-driven jobs. This is backed up by small-area data, which shows that very few of the knowledge workers in Rochford commute into the area. There are however, relatively high levels of out-commuting to parts of Basildon and Chelmsford, as well as central London.
- 2.16 However, the small economic scale, modest levels of high skills and local competition may be undermining the sustainability of the Rochford economy; the direction of travel for the local economy is not as positive as many other local authorities in the UK, resulting in Rochford ranked within the lowest quartile of local Districts by its economic change score. Furthermore, data at the ward level shows some evidence of an economic divide between urban and rural areas; this is particularly noticeable in levels of skills, where wards close to the coast have significantly lower levels of skills than wards close to the town centre.

Figure 2.7 – Economic Indicators for Rochford Compared to the National Average



Source: localknowledge, Local Futures

Planning Land Use Designations

- 2.17 The District is predominantly rural in character, as evidenced in the 12,763 hectares of Metropolitan Green Belt within the District. Settlements and dwellings are located sporadically throughout the District, although there are three main residential areas, namely Rochford, Hockley and Rayleigh.
- 2.18 There are two areas within the District that are designated as Ramsar sites (Foulness and the Crouch and Roach Estuaries), and these sites are also designated as SPAs under the Natura 2000 network. There are three SSSIs in the District, namely the Foulness and Crouch and Roach estuaries, and Hockley Woods. These sites cover 12,986 hectares.
- 2.19 There are also four Local Nature Reserves in the District; Hockley Woods, Hullbridge Foreshore, Marylands and Magnolia Fields. 7,071 hectares of the District, primarily to the eastern part, have a 1% annual probability of fluvial flooding and/or a 0.5% annual probability of tidal flooding as calculated by the Environment Agency.
- 2.20 There are 325 Listed Buildings in the District and 10 Conservation Areas.
- 2.21 Designations in the District also cover employment, industrial and retail uses, public open space, and a Country Park.

3 Local Development Framework Progress

Introduction

- 3.1 The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents.
- 3.2 The reporting of progress towards the preparation of the Local Development Framework (LDF) relates to the period up until 1 December 2013. The Council has continued to develop its LDF in the last year. The LDF is a folder of development plan documents including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI), Core Strategy, as well as other Development Plan Documents and Supplementary Planning Documents (SPDs).
- 3.3 As outlined in the previous AMR, the government made clear that the revocation of Regional Strategies is not a signal for local authorities to stop making plans for their area. Local planning authorities should continue to develop LDF core strategies and other DPDs, reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development. These local plans will continue to guide development in their areas and provide certainty for investors and communities.

Regional Spatial Strategies

- 3.4 The Localism Act of 15 November 2011 legislated to provide powers to abolish the last administration's regional strategies. The goal of the Act was to give greater flexibility to local government; provide new rights and powers to communities and individuals; reform and make the planning system more democratic and more effective; reform to ensure that decisions about housing are taken locally.
- 3.5 On 11 December 2012 the Secretary of State made clear his intention to abolish the Regional Spatial Strategies as of 3 January 2013.
- 3.6 The first Regional Strategy to be abolished was East of England Plan.
- 3.7 Reasons for the decision to revoke the Regional Strategy are set out in a Post Adoption Statement that is available at:

<https://www.gov.uk/government/consultations/strategic-environmental-assessment-of-revoking-the-east-of-england-regional-strategy>

Local Plan (2006)

- 3.8 Rochford District Council's Replacement Local Plan was adopted on 16 June 2006.
- 3.9 As a result of the Planning and Compulsory Purchase Act 2004, policies in the adopted Rochford District Replacement Local Plan (2006) were due to expire on 15 June 2009 – three years after the date of adoption of the Plan.

- 3.10 On 18 February 2009 Rochford District Council wrote to the Secretary of State requesting that a number of policies in the Plan be saved beyond this date.
- 3.11 On 5 June 2009 the Secretary of State wrote to Rochford District Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Replacement Local Plan. A list of the policies within the Replacement Local Plan which have been saved is available to view at Rochford Council Offices and online via the following link:

http://www.rochford.gov.uk/planning/policy/local_plan_2006

- 3.12 Policies within this schedule remain saved until superseded by new policies within the Council's emerging Local Development Framework.
- 3.13 Policies that are not listed within the schedule expired on 15 June 2009.
- 3.14 A number of saved policies in the Replacement Local Plan were superseded upon adoption of the Rochford Core Strategy on 13 December 2011.

Local Development Scheme

- 3.15 The most recently published Local Development Scheme is the April 2013 version. An updated version of the Local Development Scheme will be published in due course.

Statement of Community Involvement

- 3.16 The SCI was adopted on the 18 January 2007, as per the timetable set out in the Local Development Scheme (2nd version).

Core Strategy

- 3.17 The Core Strategy was formally adopted in December 2011, at which point a number of policies within the Replacement Local Plan (2006) were superseded, as set out in the Core Strategy itself.
- 3.18 The Conservative-Liberal Coalition Government was formed in May 2010. Following their appointment to government the Coalition began to institute a wide reaching series of changes to the planning system through the creation of the Localism Act (2011) and the publication of the National Planning Policy Framework (NPPF) on 27 March 2012.
- 3.19 The Coalition Government allowed for a one year transitional period in which Local Planning Authorities could review their Local Development Frameworks to ensure that they complied with the NPPF.
- 3.20 The review of Rochford District Council's Core Strategy found that it was broadly in compliance with the NPPF. The review acknowledged that the Core Strategy should be reviewed in future.

Allocations Document

- 3.21 An initial consultation document, setting out options for the allocation of land (the Discussion and Consultation Document) was subject to public consultation between 17 March 2010 and 30 April 2010. The Allocations Document was progressed following adoption of the Core Strategy.
- 3.22 The Allocations Document was subject to formal pre-submission consultation between 29 November 2012 and 25 January 2013. It was subsequently submitted to the Secretary of State on 18 April 2013 for examination. The Government appointed an Inspector to conduct an examination into the soundness of the Allocations Document
- 3.23 Examination hearing sessions took place between 3 September and 11 September 2013.
- 3.24 The Inspector wrote to the Council on 17 October 2013 providing an Interim Report on the soundness of the Plan. Having considered the Planning Inspectors views Rochford District Council made several modifications to the Allocations Document, as set out in a schedule of modifications . The modifications were consulted on between 26 November 2013 and 17 January 2014, with the responses provided to the Inspector for his consideration.
- 3.25 The Inspector's report into the soundness of the Plan is anticipated to be received in February 2014, with adoption to take place shortly thereafter.

Development Management DPD

- 3.26 The Regulation 25 (Discussion and Consultation Document) of the Development Management Development Plan Document (DPD) was subject to public consultation between 17 March 2010 and 30 April 2010.
- 3.27 Following the adoption of the Core Strategy on 13 December 2011 the Development Management DPD (Preferred Policy Options Document) underwent consultation between 16 January 2012 and 27 February 2012.
- 3.28 The Development Management Submission Document was published in April 2013 and was subject to a six week pre-submission consultation period from 3 June to 18 July 2013.
- 3.29 The Development Management Submission Document was submitted to the Government for independent examination on 13 December 2013.

London Southend and Environs Joint Area Action Plan (JAAP)

- 3.30 An Issues and Options iteration of the Plan was produced and subject to consultation between June and August 2008.
- 3.31 Preferred Options were subsequently identified, published and subject to consultation between February and May 2009.

3.32 The JAAP Submission Document was published for pre-submission consultation on 25 February 2013. The consultation period was initially scheduled to run up until 10 April 2013, however Rochford District Council and Southend Borough Council decided to extend the consultation period until 26 April 2013 due to the level of interest.

3.33 The JAAP was submitted to the Secretary of State on 17 December 2013 for examination.

Rochford, Rayleigh and Hockley Centre Area Action Plans

3.34 In 2009, consultation took place on initial issues and options for Area Action Plans (AAPs) for the central areas of Rochford, Rayleigh and Hockley.

3.35 Nevertheless, the options of the Hockley Area Action Plan have been revisited, and were subject to another round of public consultation at the options stage between 30 November 2010 and 4 February 2011.

3.36 Following this stage of consultation the HAAP was subject to an additional stage of public consultation that took place from 14 August 2012 in the foyer of Hockley Library. The exhibition also gave members of the public the chance to see, and comment on the progress of the Council's plan for Hockley centre.

3.37 The HAAP went out to formal consultation between 29 November 2012 and 25 January 2013. Once the formal consultation was completed the HAAP was submitted to the Government for independent examination.

3.38 The Hockley Area Action Plan Submission Document was submitted to the Government for independent examination on 18 April 2013. Hearing sessions took place between 17 September and 18 September 2013.

3.39 The Inspector wrote to the Council on 17 October 2013 providing an Interim Report on the soundness of the Plan. Having considered the Planning Inspector's views Rochford District Council made several modifications to the HAAP, as set out in a schedule of modifications. The modifications were consulted on between 26 November 2013 and 17 January 2014, with the responses provided to the Inspector for his consideration.

3.40 The Inspector's report into the soundness of the Plan is anticipated to be received in February 2014, with adoption to take place shortly thereafter

3.41 The Council are in the process of producing an Area Action Plan for Rochford. The Rochford Area Action Plan Issues and Options Document was consulted on between 21 September and 30 November 2009.

3.42 The Council went on to produce a Draft Sustainability Appraisal of the Plan before moving on to the submission stage, which involved the production of the Rochford Area Action Plan Submission Document. This document sets out proposed policies for managing and guiding development within Rochford Town Centre. The document was consulted on between 3 July and 29 August 2013.

3.43 An additional exhibition for the Rochford Area Action Plan took place from 15 January to 29 January 2013 in the foyer of Rochford Library. This exhibition was an additional

stage of public consultation which sought to update members of the public on the developments and options regarding Rochford Town Centre.

- 3.44 The Rochford Area Action Plan was submitted to the Government for independent examination on 20 November 2013. The Plan will be examined by a Planning Inspector appointed by the Secretary of State.
- 3.45 The Council are in the process of producing an Area Action Plan for Rayleigh.
- 3.46 The Rayleigh Area Action Plan will create the framework for development sites and planning policies for Rayleigh town centre, and will help guide public and private investment in the area.
- 3.47 Following initial consultation, including a Placecheck event and online consultation, the Council produced a discussion and consultation draft (the 'Issues and Options' stage) of the Area Action Plan for Rayleigh. This examined the issues and opportunities for the centre of Rayleigh, and suggested potential ways to address these. Potential to increase the vibrancy and vitality of the town centre has been identified and the document sets out various options for achieving this.
- 3.48 In order to encourage discussion and consideration of the matters questions were presented throughout this report, and were subject to public consultation from 5 November 2009 to 30 January 2010. Responses to these questions and any other submissions will be taken forward to the preparation of the document.
- 3.49 An exhibition for the Rayleigh Area Action Plan took place from 15 January 2013 to 29 January 2013 in the foyer of Rayleigh Library. The exhibition was an additional stage of public consultation which sought to update residents on the most recent options and thoughts in respect of Rayleigh town centre. Members of the public were given an opportunity to see, and comment on the progress of the Council's plan for Rayleigh town centre.

Supplementary Planning Documents (SPDs)

- 3.50 Rochford District Council adopted the Playing Pitch Strategy Supplementary Planning Document (SPD) on 17 April 2012.
- 3.51 The Council has also resolved to produce a Transportation Strategy SPD. This SPD will provide further details and guidance on the transportation issues identified in the Rochford Core Strategy, as well as communicating the District's transport priorities to Essex County Council (the Highways Authority), developers, and other service providers.
- 3.52 Rochford District Council is preparing a number of Supplementary Planning Documents (SPDs) as part of the Local Development Framework or LDF. Many of these have already been adopted but additional SPDs are being prepared to aid decision making.
- 3.53 A number of SPDs were adopted on 11 January 2007 and came into effect on 5 February 2007. These are as follows:
- 3.54 SPD1 - Educational Contributions

- 3.55 SPD2 - Housing Design
- 3.56 SPD4 - Shop Fronts Security and Design
- 3.57 SPD6 - Design Guidelines for Conservation Areas
- 3.58 SPD7 - Design, Landscaping and Access Statements
- 3.59 SPD8 - Rural Settlement Areas
- 3.60 The following SPDs were adopted on 17th December 2010 and 17th April 2012 respectively, and replaces SPD5 - Vehicle Parking Standards and SPD3 – Playing Pitch Strategy:
- 3.61 Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010)
- 3.62 Playing Pitch Strategy Supplementary Planning Document (Adopted April 2012)
- 3.63 Additionally the Local List SPD 2013 was adopted on 17th December 2013.
- 3.64 The importance of the Local List has been recognised in national guidance.
- 3.65 The Local List SPD is the result of two stages of consultation. The first involved consultation with the Senior Consultant, Historic Buildings Place Services Shaping Place, at Essex County Council as well as Parish and Town Councils on the content of the consultation document. This was followed by formal public consultation between February and May 2011.
- 3.66 The responses of the consultation were taken into account and the Local List was updated as appropriate. Subsequently the Local list SPD was submitted to Full Council and was approved for adoption on 17 December 2013.
- 3.67 The adopted SPDs are being reviewed and updated as part of the preparation of the Council's LDF, and the SPDs may therefore be subject to change during this time to ensure that they are in accordance with the documents forming the LDF.
- 3.68 The Transportation SPD is an emerging SPD which will be produced by the Planning Policy team to support the policies in the LDF.

4 Housing

Introduction

- 4.1 This section of the AMR sets out the Council's position in terms of the availability of residential land in the District, the number of dwellings completed and under construction in the District, and how this compares with the requirements set out in the National Planning Policy Framework and the Core Strategy.
- 4.2 The report also provides an analysis of the location of new dwellings in the District, whether sites being developed are greenfield or have been previously developed, the size of the dwellings being completed and how this compares to identified need, the density of new development, and the provision of affordable housing in the District.
- 4.3 Finally, this section of the AMR includes the District's housing trajectory – the number of dwellings that are projected to be completed up to 2027.
- 4.4 The following policy documents have particular relevance to the calculation of residential land availability:
- National Planning Policy Framework
 - Rochford Core Strategy
- 4.5 The East of England Plan set a requirement of 4,600 net additional dwellings to be developed in the District between 2001 and 2021. This figure is carried forward in the Core Strategy.

National Planning Policy Framework (NPPF)

- 4.6 The National Planning Policy Framework was published on 27 March 2012.
- 4.7 The NPPF replaced all Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs), but there was a transitional arrangements in the form of a period of 12 months from the date of publication which allowed decision-takers to give full weight of relevant policies adopted since 2004 even if there was a limited degree of conflict with the Framework. It is also relevant to note that the government as part of a review of the good practice guidance and advice that accompanied the replaced PPSs and PPGs, on 28 August 2013 launched in Beta, a national planning practice guidance web based resource. This resource underwent public testing until 14 October 2013. The government is now considering comments received on both the content of the draft planning practice guidance and the usability of the website. The existing planning practice guidance will remain in place until the consideration period is concluded.
- 4.8 Similar to the Planning Policy Statement 3 (PPS3), Local Planning Authority (LPA) is required to ensure that adequate housing land is available to boost significantly the supply of housing. The key aspects that the LPA should deliver are:

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

The Replacement Local Plan (2006)

- 4.9 The local plan identified suitable sites for residential development within an overall strategy for the development of the District. Rochford District Council is working on a folder of Local Development Framework planning policy documents which will replace the Local Plan. The Core Strategy contains policies that supersede a number of the saved policies within the Replacement Local Plan (2006).
- 4.10 Other policies within the plan will be superseded by the Allocations and Development Management Development Plan Document (DPD) when they are adopted.

Core Strategy

- 4.11 The Rochford District Core Strategy, a key part of the Local Development Framework which includes policies on how many dwellings will be delivered up to 2025, was formally adopted at Full Council on 13 December 2011.
- 4.12 The Council has agreed to commit to undertaking an early review of the Core Strategy as stated in the Inspector Report and to put in place a plan that covers at least 15 years. Housing numbers set out in the Core Strategy will also be updated in the early review of the plan in order to fulfil any readjustment of the future target.

Planning Permissions and Completions 2011-2012

4.13 Table 4.1 below shows the location of current residential developments by ward, whilst Table 4.2 relates to sites that have had planning permission for residential development that has subsequently expired. These sites may still have potential to accommodate residential development.

4.14 Please see **Appendix A** for a breakdown of the sites where completions occurred in 2012/2013.

Table 4.1 – Results of the 2012/13 Residential Land Availability Study

Area (Ward)	Completed 12/13 (Gross)	Actual Units Lost	Completed 12/13 Net	Outstanding Units (Gross)	Potential Units Lost	Outstanding Units (Net)
Ashingdon & Canewdon	6	3	3	10	3	7
Barling & Sutton	1	2	-1	3	0	3
Foulness & Great Wakering	1	1	0	16	1	15
Hawkwell North	2	1	1	6	2	4
Hawkwell South	11	0	11	100	0	100
Hawkwell West	7	4	3	205	2	203
Hockley Central	4	3	1	9	3	6
Hockley North	2	0	2	3	2	1
Hockley West	2	0	2	15	5	10
Hullbridge CP	4	1	3	37	33	4
Paglesham CP	0	0	0	0	0	0
Rochford CP	4	3	1	20	2	18
Stambridge CP	0	0	0	0	0	0

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Area (Ward)	Completed 12/13 (Gross)	Actual Units Lost	Completed 12/13 Net	Outstanding Units (Gross)	Potential Units Lost	Outstanding Units (Net)
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	12	3	9	7	0	7
Grange & Rawreth Ward	3	2	1	34	1	33
Lodge Ward	5	0	5	9	2	7
Rayleigh Central Ward	4	0	4	1	0	1
Sweyne Park	6	0	6	103	0	103
Trinity Ward	5	1	4	98	0	98
Wheatley Ward	18	30	-12	39	1	38
Whitehouse Ward	0	0	0	30	1	29
Total	97	54	43	745	58	687

Table 4.2 – Sites without Planning Permission 2011-12

Area (Ward)	Greenfield Site	PDL	Total
Ashingdon & Canewdon	0	0	0
Barling & Sutton	0	0	0
Foulness & Great Wakering	3	0	3
Hawkwell North	1	0	1
Hawkwell South	0	2	2
Hawkwell West	0	0	0
Hockley Central	0	6	6
Hockley North	0	0	0
Hockley West	0	0	0
Hullbridge CP	2	16	18
Paglesham CP	0	0	0
Rochford CP	0	0	0
Stambridge CP	0	0	0
Sutton CP	0	0	0
Downhall & Rawreth	0	0	0
Grange & Rawreth Ward	0	0	0
Lodge Ward	0	0	0
Rayleigh Central Ward	0	0	0
Sweyne Park	0	16	16
Trinity Ward	2	0	2
Wheatley Ward	2	0	2
Whitehouse Ward	0	0	0
Total	10	40	50

Loss of Residential to Non-Residential Uses

Table 4.4 – Dwellings Lost To Non-Residential Uses

Dwellings lost to non-residential uses 2012-13:	1 dwelling
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Windfall Sites

- 4.15 Windfall sites are those which have not been specifically identified as being available through the operation of the local plan-making process. They comprise previously developed sites that have unexpectedly become available over time, which were not anticipated by the LPA when local plans were in preparation.
- 4.16 Windfall sites have been granted planning permission in accordance with adopted policies. These could include for example, large sites such as might arise from a factory closure or very small changes to the built environment, such as a residential conversion, change of use of a small office to a new home, or a new flat over a shop.
- 4.17 Table 4.5 shows the contribution of windfall sites to the District’s housing figures in 2011-12.

Table 4.5 – Windfall Development

	Dwelling units (net) 2011-12
Windfall completions	-2
Windfall units outstanding	179

Affordable Housing

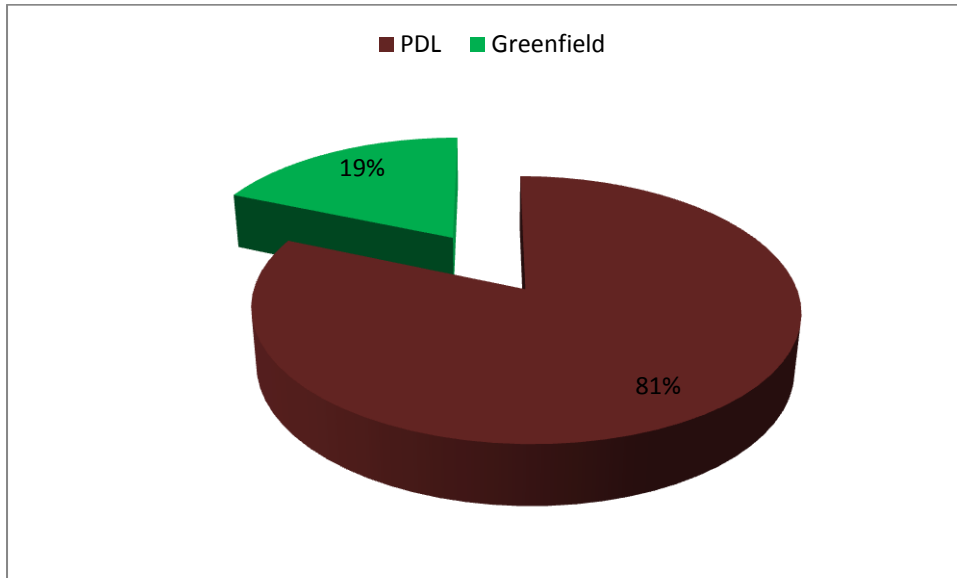
- 4.18 The Thames Gateway South Essex Strategic Housing Market Assessment (2010) identified a need for 196 affordable dwellings per year. There were -20 net affordable housing completions in 2012-13. This figure does not include acquisitions, as they sit outside of the planning system.

Greenfield and Previously Developed Land (PDL) Development

- 4.19 The NPPF sets out 12 core planning principles for plan-making and decision-taking. One of the principles states that planning policies and decisions should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (NPPF, paragraph 17). It further suggests that local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land (NPPF, paragraph 111).
- 4.20 Policy H1 suggests that the Council will prioritise the use of appropriate previously developed land and land within existing settlements.

4.21 Figure 4.1 shows the proportion of completions undertaken on PDL and greenfield land in Rochford District in 2012-13.

Figure 4.1 – Proportion of all New Dwellings completed 2012-13 on PDL/Greenfield Land



4.22 Figure 4.2 shows the proportion of dwellings with planning permission in 2012-13 that are not yet completed that were sited on PDL and the proportion on greenfield land. The majority of dwellings with planning permission, as with those completed, are sited on PDL.

4.23 It should be noted that of the 16,800 hectares that Rochford District covers, 12,763 hectares (76%) are currently allocated as Green Belt. Large areas of the District are of ecological importance with Sites of Special Scientific Interest totalling 12,986 hectares. Given that the District is situated within a peninsular between the Rivers Thames and Crouch and is bordered to the west by the River Roach, a large amount of the District is also Flood Zone. Given these constraints there is limited PDL available within the District.

Figure 4.2 – Proportion of Outstanding Dwellings with Planning Permission in 2012-13 PDL/Greenfield Land

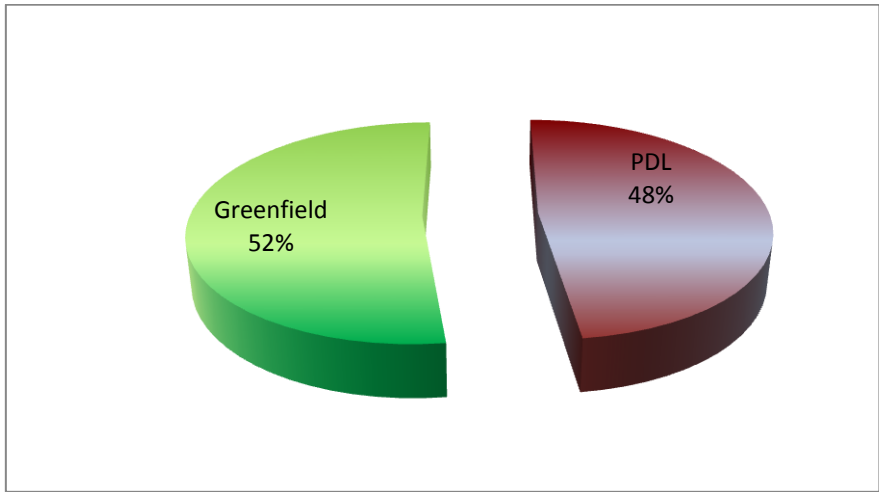


Table 4.6 – Performance Relative to PDL Targets

	% outstanding dwellings in 2012-2013 on PDL
Actual	48

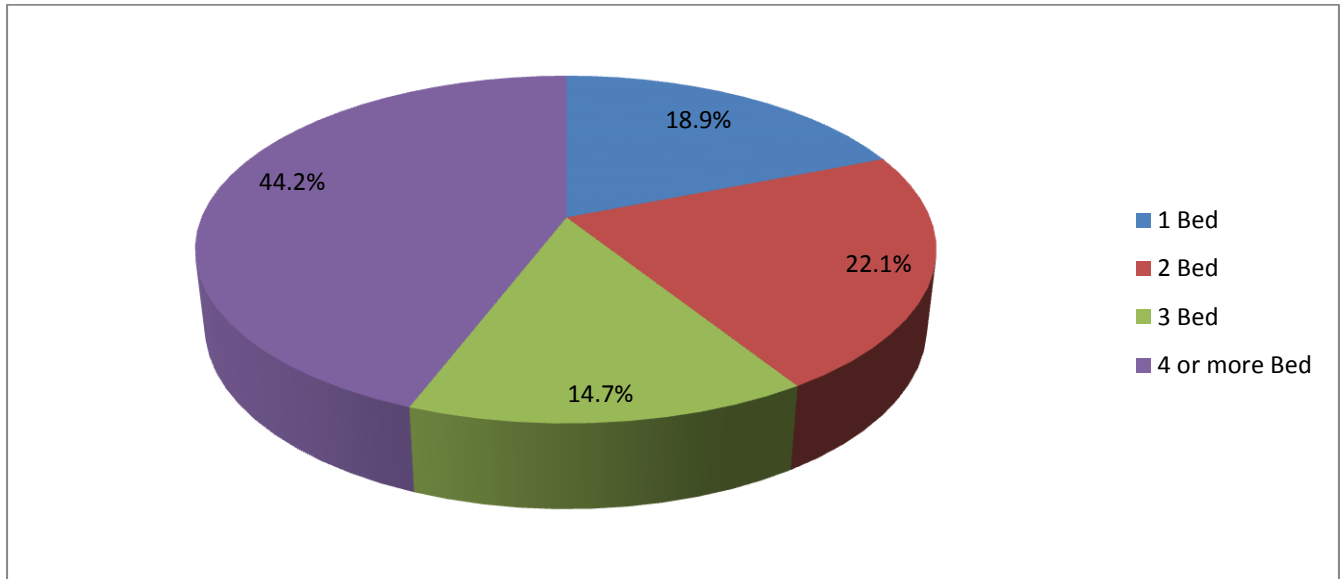
Dwelling Types

- 4.24 The Core Strategy underlines the need for a mix of housing types to be provided in the district. New developments must contain a mix of dwelling types to ensure they cater for all people within the community, whatever their housing needs. (Core Strategy, policy H5)
- 4.25 The size of dwellings (in terms of the number of bedrooms they contain) is recorded as required by the Core Strategy.
- 4.26 Table 4.7 provides a breakdown of the type of dwellings completed in the District in 2012-13, where known bedroom size was recorded.

Table 4.7 – Dwelling Size

	Dwelling Size (no. of bedrooms)			
	1	2	3	4+
Percentage of known completed dwelling size (gross) 12-13	18.9	22.1	14.7	44.2

Figure 4.3 – Percentage of known completed Dwellings Size (gross) 2012-13



Lifetime Homes

4.27 As acknowledged in the Sustainable Community Strategy, the need to meet the needs of an ageing population is, whilst not unique to Rochford, particularly prevalent in the District. Furthermore, the issue is particularly pertinent to the subject of housing provision. It is important that housing is designed to be flexible to changes in people's circumstances.

4.28 Lifetime homes are homes designed for people to remain in for as much of their life as possible and to this end are adaptable to the differing needs of different stages of their life cycle. Building Regulations now require new dwellings to have access and facilities for disabled people and in being so designed they are expected to help people with reduced mobility to remain longer in their homes. The Lifetimes Homes Standard promoted by the Joseph Rowntree Foundation goes further to provide housing that is more flexible and adaptable than that required by Part M of the Building Regulations and are more suitable for older and disabled people.

4.29 The Core Strategy requires all new dwellings to be built to Lifetime Homes Standard.

Small Sites and Large Sites

4.30 Residential development can be divided into two categories: that which occurs on large sites, and that which is on small sites. Large sites are those which comprise 10 or more residential units.

4.31 Small sites often form part of the intensification of existing residential areas, whereas large sites tend to be on land that has been specifically allocated for residential development in the Local Plan.

4.32 Table 4.8 shows the breakdown of residential sites in the District between small and large sites.

Table 4.8 – Large and Small Sites

	Small Sites	Large Sites
Net dwelling completions 12-13	81	11
Outstanding dwelling units with planning permission	178	565

4.33 The majority of dwellings completed in 2012-13 are on smaller sites, however a greater proportion of those with extant planning permissions, are on larger sites.

Density

4.34 There are a number of factors which need to be considered when determining the appropriate density for a residential development site. However, in the majority of circumstances the best use of land will be achieved by developing at a minimum density of 30 dwellings per hectare.

4.35 Table 4.9 shows the density of residential development completed in 2012-13 on sites comprising a total of 10 units or more.

Table 4.9 – Housing Density

Density	Number of Dwellings (gross) completed at this Density	Percentage of Dwellings (gross) completed at this Density
Less than 30 dwellings per hectare	0	0
Between 30 and 50 dwellings per hectare	14	100
Above 50 dwellings per hectare	0	0
Total	14	100 %

4.36 There were a total of 14 dwellings completed on larger sites in 2012-13. All 14 dwellings were completed at densities between 30 and 50 dwellings per hectare.

Strategic Housing Land Availability Assessment (SHLAA)

4.37 The first comprehensive SHLAA for Rochford District Council was published in 2009 and a schedule of sites was included to demonstrate a five-year housing land supply. The SHLAA drew upon housing data from a variety of sources, including consultation with developers/agents, and also utilised data on housing completions and permissions from the 2007/2008 AMR.

- 4.38 An annual review of the schedule of sites in the SHLAA has been included within each successive AMR as the SHLAA is not a one-off document and will be reviewed and updated as necessary.
- 4.39 The Council undertook a 'call for sites' exercise, asking land owners and developers to put forward housing sites for consideration. This was undertaken between 2007 to April 2009 and a total of 207 sites were submitted.
- 4.40 Since the publication of the first SHLAA the Council has received a further 18 sites during the Allocations DPD Discussion and Consultation Document consultation period between 17 March and 30 April 2011. A total of 225 sites are therefore included in the SHLAA Review.
- 4.41 The draft of the SHLAA Review was published for public consultation between 31 July and 28 August 2012, giving stakeholders the opportunity to raise any issues and make any comments before the SHLAA Review was finalised.
- 4.42 The consultation resulted in a number of amendments to the draft SHLAA Review.
- 4.43 The housing trajectory in the SHLAA Review (2012) has been included in Appendix B where a breakdown of the scheduled sites is demonstrated.

Housing Trajectory and Five-year Housing Supply

- 4.44 As per the DCLG advice (letter from Richard McCarthy on 20 May 2009), local authorities are required to demonstrate a forward look of the five-year land supply position i.e. for reports submitted in December 2010, the Council should set out whether they have enough sites to deliver housing from 1 April 2011 to 31 March 2016.
- 4.45 A housing trajectory can be used to estimate the number of completions that will occur in the District in the next five years and beyond. The housing trajectory is calculated based on the following information:
- Units under construction.
 - Units with full/reserved matters planning permission.
 - Units with outline permission.
 - Units where full, outline or reserved matters are at post committee resolution subject to S106 negotiations.
 - Units where an application has been submitted, pre-application discussions have taken place, or where potentially appropriate sites have been otherwise identified.
 - Land allocated for residential purposes.
 - Any other sites identified in the SHLAA Review

Table 4.10 – Projected Net Completions based on Core Strategy Requirement of 250 Dwellings per Annum

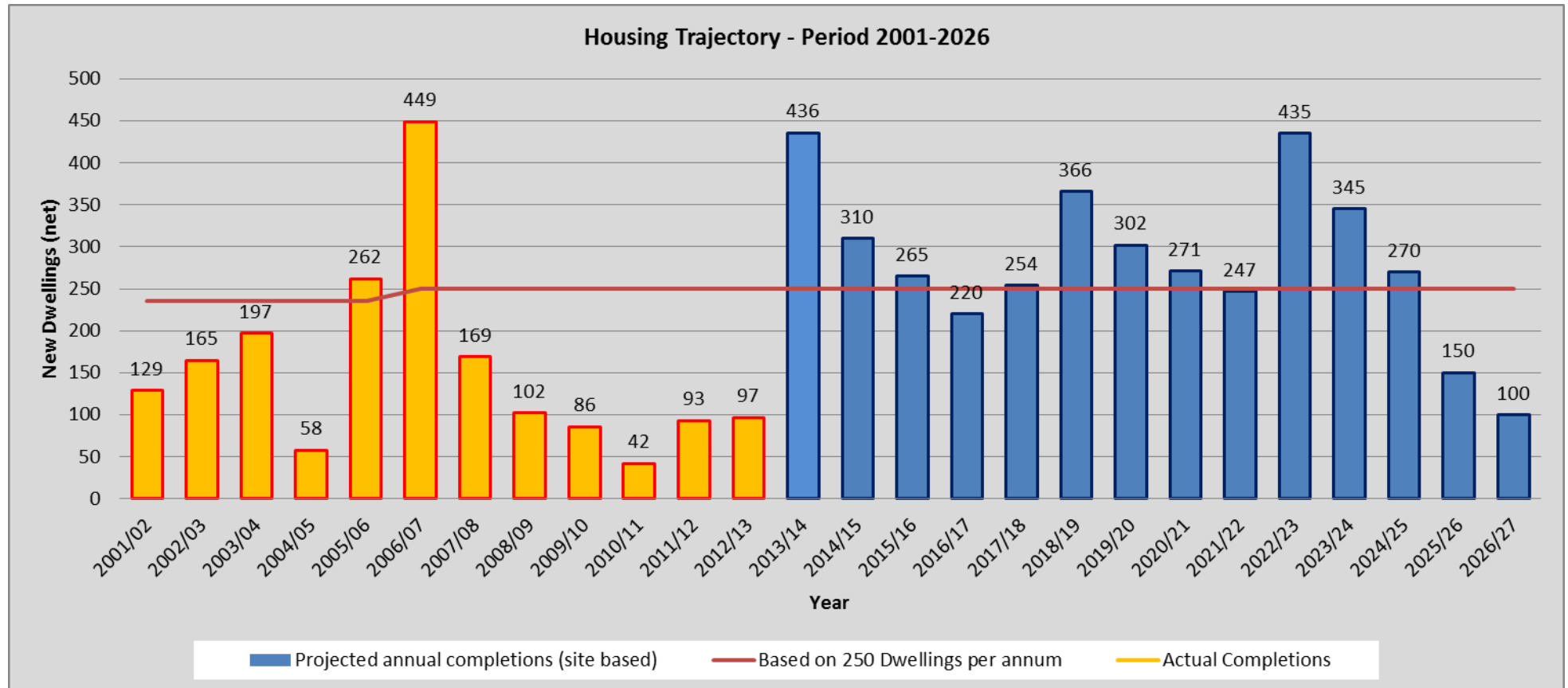
Type of Estimated Net Gain	Year					Total
	2014-15	2015-16	2016-17	2017-18	2018-19	
Units under construction	116	68	0	0	0	184
Units with planning permission	57	20	30	20	0	127
From sites currently with outline permission	6	0	0	0	0	6
From sites currently subject of 106 negotiations	0	0	0	0	0	0
From sites where application is currently under consideration/where pre-application discussions have taken place/otherwise identified sites	11	7	70	114	146	348
Future Allocation	120	170	120	120	220	750
Total	310	265	220	254	366	1415

4.46 Table 4.10 shows that a net total of 1415 dwellings are expected to be provided in the District in the five-year period between 2014 and 2019 if the Council proceed with plan-making on the basis of the requirements in the Core Strategy 2011. This gives an annual average of 283 dwellings to be completed for the next five years.

4.47 Figure 4.4 on the following page illustrates the housing trajectory. The horizontal red line is the average number of completions required each year in order for the District to meet its housing requirements.

4.48 The orange and blue bars indicate the actual and projected number of completions, respectively, each year.

Figure 4.4 – Housing Trajectory based on Core Strategy Requirement of 250 Dwellings per Annum between 2006 and 2027



Five-year Housing Supply

4.49 The supply of ready to develop housing sites can be calculated as per National Indicator 159 guidance:

$$(x/y) \times 100$$

Where

x = the number of dwellings that can be built of deliverable housing sites
and:

y = the housing supply requirement

4.50 The housing supply requirement for Rochford District Council from 1 April 2014 to 31 March 2019 is 1250 dwellings. The current supply of deliverable sites for housing will provide 1365 dwellings, based on those sites *assessed as deliverable*.

4.51 The supply of ready to develop housing sites is therefore:

$$2014-2019 (1415/1250) \times 100 = 113\%$$

Projected as from 1 April 2014 to 31 March 2019

$$2015-2020 (11407/1250) \times 100 = 113 \%$$

Projected as from 1 April 2015 to 31 March 2020

$$2016-2021 (1413/1250) \times 100 = 113 \%$$

Projected as from 1 April 2016 to 31 March 2021

$$2017-2022 (1440/1250) \times 100 = 115\%$$

Projected as from 1 April 2017 to 31 March 2022

$$2018-2023 (1621/1250) \times 100 = 130\%$$

Projected as from 1 April 2018 to 31 March 2023

4.52 The calculations above indicated that Rochford District Council will meet and the housing completion targets established by the East of England Plan and retained within the current version of the Rochford Core Strategy.

4.53 Based on the information above it will not be necessary for the Council to allocate or bring forward additional land for housing within the current plan period; or to bring forward the development of sites currently proposed to be allocated for development post-2021.

Gypsy and Traveller Sites

4.54 As of July 2013 there were 15 gypsy and traveller pitches within the District. Of these sites 5 have permanent permission and 10 are on long term tolerated private sites. There are no caravans on sites not owned by gypsies that were unauthorised and not tolerated.

4.55 It is important that appropriate locations are identified for sites in order to meet Gypsy and Traveller needs as well as to enable action to be taken against unauthorised sites in inappropriate locations.

4.56 Table 4.11 below shows the location of all the authorised Gypsy sites in the District.

Table 4.11 – Authorised Gypsy Sites

Address	Caravan(s)	Pitch(es)
The Apple Barn, Land rear of 15-19 Southend Road, Rochford	1	1
Goads Meadow, Murrells Lane, Hockley	1	1
Pear Tree, Land adjoining Hillside, New Park Road, Hockley	1	1
Rayleigh Turf Yard (AKA Urquart House), Trenders Avenue, Rayleigh	1	1
Pudsey Hall Farm, Pudsey Hall Lane, Canewdon	2	1
Rob Rosa (Land west of Victoria Cottage), Lower Road, Hullbridge, Hockley	2	1

5 Employment

Introduction

- 5.1 Rochford District is located on the periphery of the Thames Gateway. The Council has embraced the key concepts of the Thames Gateway initiative and is a fully active partner. Growth associated with the Thames Gateway, and in particular London Southend Airport, will provide a key source of employment in coming years. The airport and nearby Aviation Way industrial estate provides a base for a number of specialist engineering and maintenance jobs. The Council is at an advanced stage in preparing a Joint Area Action Plan with Southend-on-Sea Borough Council to bring forward future employment surrounding the airport.
- 5.2 The District also has a number of industrial estates allocated primarily for B1 (Business), B2 (General Industrial) and B8 (Storage) uses, the Council will continue to protect existing employment land within the District, but will reallocate four employment land sites for appropriate alternative uses due to the location and condition of these existing industrial estates. New employment sites will be allocated in strategic locations

Table 5.1 – Existing Employment Land Allocations

<p>The following employment land will be protected:</p> <ul style="list-style-type: none">• Baltic Wharf, Wallasea Island• Swaines Industrial Estate, Ashingdon• Purdeys Industrial Estate, Rochford• Riverside Industrial Estate, Rochford• Rochford Business Park, Cherry Orchard Way, Rochford• Imperial Park Industrial Estate, Rayleigh• Brook Road Industrial Estate, Rayleigh• Northern section of Aviation Way Industrial Estate, Southend <p>Employment land to be reallocated:</p> <ul style="list-style-type: none">• Rawreth Industrial Estate, Rayleigh• Stambridge Mills, Rochford• Star Lane Industrial Estate, Great Wakering• Eldon Way, Hockley

Rochford District Core Strategy

- 5.3 The Core Strategy sets a target of 3000 new jobs in Rochford District between 2001 and 2021. This target is based on the work that was done by Roy Tym & Partners.
- 5.4 East of England Employment Land Review Guidance (October 2007) produced by Roger Tym & Partners on behalf of the East of England Development Agency (EEDA),

the East of England Regional Assembly (EERA) and the Government Office for the East of England (Go-East) suggests that the following employment densities as outlined in Table 5.2 should normally be used in translating B space jobs into B floorspace.

Table 5.2 – Average Employment Densities Default Assumptions

Land Use	Square metres per worker
Offices	18
General industrial – Manufacturing and non-strategic warehousing	32
Strategic warehousing – Purpose-built high-bay warehouses of around 10,000 sq. m and more	90

Source: ODPM, Roger Tym & Partners

Employment Land and Floorspace

5.5 Tables showing completed development, losses of employment development, net change of employment development, and outstanding employment permissions are detailed on the following pages. For each of these tables employment has been listed by type as defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. In some cases, particularly where there are a number of uses on one site or where a site has permission for a number of uses, the split of B1 (a), (b) and (c), B2 and B8 development is unclear. In this case the development is listed as ‘split unknown’.

5.6 The tables show floorspace (in square metres), and an indication of the potential number of jobs (based on floorspace). In calculating the potential numbers of jobs the default assumptions in the East of England Employment Land Review Guidance (October 2007) have been used. Where the development is listed as ‘split unknown’ the most similar default assumption has been used. In the case of ‘B1 Split Unknown’ the job figures are based on 18 sq. metres per worker. In the case of ‘B1-B8 Split Unknown’ a median figure of 32 sq. metres per worker has been used.

Table 5.3 – Completed Employment Generating Development in 2012-13

	Total (gross) completed in Rochford District		Completed in Employment Areas		Completed on Previously Developed Land (PDL)	
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)
B1 (a) Offices	0	N/A	0	N/A	0	0
B1 (b) Research and development + (c) Light industry	240	7	0	N/A	0	0
B1 Split Unknown	0	N/A	0	N/A	0	0
B2 General Industrial	0	N/A	0	N/A	0	N/A

	Total (gross) completed in Rochford District		Completed in Employment Areas		Completed on Previously Developed Land (PDL)	
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)
B8 Storage and Distribution	0	N/A	0	N/A	0	0
B1-B8 Split Unknown	0	N/A	0	N/A	0	N/A
Total B1-B8	240	7	0	N/A	0	0
A1 Retail	0 sq. m	N/A	0	N/A	0 sq. m	N/A
D2 Assembly and Leisure	1656 sq. m	N/A	1656	N/A	1656 sq.m	N/A
Total A1, B1-B8, D2	1896 sq. m	7	1656	N/A	1656 sq. m	N/A

Table 5.4 – Loss of Employment Generating Development in 2012-13

	Total Loss in Rochford District		Lost in Employment Areas		Lost to Residential Development	
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)
B1 (a) Offices	0 sq.m	N/A	0 sq. m	N/A	0	N/A
B1 (b) Research and development + (c) Light industry	750 sq. m	23	0 sq. m	N/A	750 sq. m	23
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A	0	N/A
B2 General Industrial	0 sq. m	N/A	0 sq. m	N/A	0	N/A
B8 Storage and Distribution	0 sq. m	N/A	0sq. m	N/A	0 sq. m	N/A
B1-B8 Split Unknown	0 sq. m	N/A	0 sq. m	N/A	0	N/A
Total B1-B8	750 sq. m	23	0 sq. m	N/A	750 sq. m	23
A1 Retail	2837s.q. m	N/A	2556 sq. m	N/A	281	N/A
D2 Assembly and Leisure	0 sq. m	N/A	N/A	N/A	0	N/A
Total A1, B1-B8, D2	3587 sq. m	23	2556 sq. m	N/A	1031sq. m	N/A

Table 5.5 – Net Change in Employment Development in 2012-13

	Net Development in Rochford District		Net in employment Areas		Percentage on Previously Developed Land (PDL)
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	%
B1 (a) Offices	0sq. m	N/A	0 sq. m	N/A	N/A
B1 (b) Research and development + (c) Light industry	-510 sq. m	N/A	0 sq. m	N/A	0%(based on floorspace)
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A	N/A
B2 General Industrial	0sq. m	N/A	0 sq. m	N/A	N/A
B8 Storage and Distribution	0sq. m	N/A	0sq. m	N/A	N/A
B1-B8 Split Unknown	0sq. m	N/A	0 sq. m	N/A	N/A
Total B1-B8	-510sq. m		-0 sq. m	-81	N/A
A1 Retail	-2837sq. m	N/A	2556 sq. m	N/A	0% (based on floorspace)
D2 Assembly and Leisure	1656sq. m	N/A	sq. m	N/A	0% (based on floorspace)
Total A1, B1-B8, D2	1691sq. m	N/A	0sq. m	N/A	0% (based on floorspace)

Table 5.6 – Potential Future Employment: Outstanding Permissions as of 31 March 2013

	Total outstanding permissions in Rochford District		Outstanding permissions on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
B1 (a) Offices	0 sq. m	N/A	0sq. m	
B1 (b) Research and development + (c) Light industry	830 sq. m	46	0 sq. m	N/A
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A
B2 General Industrial	1234sq. m	39	1234 sq. m (100%)	39

	Total outstanding permissions in Rochford District		Outstanding permissions on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
B8 Storage and Distribution	2421sq. m	75	2140 sq. m	67
B1-B8 Split Unknown	0 sq. m	N/A	0 sq. m	N/A
Total B1-B8	4485 sq. m		3374 sq. m (75%)	
A1 Retail	2378 sq. m	N/A	2096 sq.m	N/A
D2 Assembly and Leisure	0 sq. m	N/A	0 sq. m	N/A
Total A1, B1-B8, D2	6863 sq. m	N/A	5470 sq. m (80%)	N/A

Table 5.7 – Potential Future Net Change in Employment

	Potential future Floorspace Loss in Rochford District	
	Floorspace (sq m)	Estimated Jobs (based on floorspace)
Total B1-B8	2656 sq. m	83
Total A1, B1-B8, D2	3595 sq. m	83

5.7 In calculating the estimated numbers of jobs in the above table a median figure of 32 has been used. As suggested for Use Class B2 in the East of England Employment Land Review Guidance (October 2007).

5.8 Loss of employment floorspace during the monitoring year is shown in the table entitled **Loss of employment generating development in 2012-13** (Table 5.4). The table indicates that a net total of 2556 sq. meters of employment floorspace was lost from sites allocated for employment land in the District. However, 1691 sq. meters of employment floorspace within an allocated employment area was provided, giving a net change of -865 sq. meters.

6 Local Services

This chapter includes information on retail, industry and leisure.

Town Centres

- 6.1 Rochford District has three main town centres which are identified in the Core Strategy.
- 6.2 Rayleigh is the only settlement in the District classified as a principal town centre. Hockley and Rochford are classed as smaller town centres catering for local need.
- 6.3 The table below highlights the ranking of District and other local town centres. This shows that Rochford is classified as a “Local” town centre, Rayleigh as a “Minor District” town centre, and Hockley is classified as “Minor Local” town centre. This is in comparison to the neighbouring town centres of Southend-on-Sea and Basildon which are classified as “Major Regional” and “Regional” respectively.

**Table 6.1 – Ranking of District and other Local Centres
(Management Horizon’s UK Shopping Index 2008)**

Centre	Score	Rank 2008	Location Grade
Southend-on-Sea	254	54	Major Regional
Basildon	227	79	Regional
Rayleigh	57	600	Minor District
Pitsea	55	629	Minor District
Wickford	44	816	Minor District
Billericay	44	816	Minor District
Laindon	26	1364	Local
Rochford	20	1716	Local
Hockley	7	3321	Minor Local

- 6.4 Rayleigh, Hockley and Rochford each contain areas designated as Primary and Secondary Shopping Frontage Areas. These are included in the Replacement Local Plan which was adopted in June 2006 and were last subject to a thorough survey in September and November 2010.
- 6.5 The Town Centre boundaries and Shopping Frontage Areas are currently under review and will be replaced by new areas proposed in the respective Area Action Plans (AAPs) when they are adopted.
- 6.6 The Hockley Area Action Plan Submission Document was submitted to the government for independent examination on 18 April 2013. The Rayleigh Area Action Plan Submission Document was submitted for public consultation running from 22 January 2014 to 5pm on 5 March 2014. The Rochford Area Action Plan Submission Document was submitted to the Government for independent examination on 20 November 2013. The Plan will be examined by a Planning Inspector appointed by the Secretary of State.

Retail (A1 of Use Class Order)

- 6.7 In 2012-13 retail development (gross) completed was as outlined in Table 6.2 below:

Table 6.2 – Retail Development

	Retail Floor Space Completed 12-13 (m ²)	Of which on previously developed land (m ² /%)
Town centre	0	0
Edge of centre	0	0
Out of centre	0	0
Out of town	0	0
Total	0	0

6.8 Outstanding retail development yet to be completed in 2011-2012 was as outlined in Table 6.3 below:

Table 6.3 – Outstanding Retail Development

	Outstanding Retail Floor Space 11-12 (m ²)	Of which on previously developed land (m ² /%)
Town centre	0	0
Edge of centre	0	0
Out of centre	0	0
Out of town	2378	100%
Total	2378	100%

Primary and Secondary Shopping Frontage Areas

6.9 Rochford District Replacement Local Plan outlines the Council's aims in terms of retail frontage within the District's towns of Rayleigh, Rochford and Hockley. Saved Policies SAT4 and SAT5 seek to strike the right balance between retail and non-retail uses in Town Centre Primary and Secondary Shopping Frontage Areas. As a guide, the Local Planning Authority expect 75% of the total Primary Shopping Frontage Areas of each Town Centre and 50% of the total Secondary Shopping Frontage Areas of each Town Centre to remain in retail use.

6.10 In assessing the retail frontage within these areas, however, it is important to note that Town Centres are dynamic environments and that the right balance between retail and non-retail uses will shift as consumer preferences and markets change. As the replacement local plan makes clear, therefore, the target percentages should not be used too prescriptively. In particular, regard should also be had to the findings of Retail and Leisure Studies, the latest of which for the District was published in 2008.

Targets: 75% Retail within Primary Shopping Frontage Areas

50% Retail within Secondary Shopping Frontage Areas

Financial and Professional Services (A2 of Use Class Order)

6.11 In 2012-2013 financial and professional service development completed, overall and in town centres, was as outlined in Table 6.4 below:

Table 6.4 – Financial and Professional Services

Total financial and professional floor space completed 12-13 (m ²)	0
Total financial and professional floor space outstanding 12-13 (m ²)	0
Financial and professional floor space completed in town centres 12-13 (m ²)	0
Financial and professional floor space outstanding in town centres 12-13 (m ²)	0

Offices (B1a of Use Class Order)

6.12 In 2012-2013 office development completed, overall and in town centres, was as outlined in Table 6.5 below:

Table 6.5 – Office Development

Total office floor space completed 12-13 (m ²)	0
Total office floor space outstanding 12-13 (m ²)	0
Office floor space completed in town centres 12-13 (m ²)	0
Office floor space outstanding in town centres 12-13 (m ²)	0

Leisure development

Introduction

6.13 The District contains both private and public sports facilities. Sport England notes the following leisure facilities available in Rochford District, as outlined in Table 6.6.

6.14 The demand for leisure facilities can be estimated using Sport England's **Sports Facility Calculator**. This calculated the demand for various leisure facilities in an area based on local population profiles together with a profile of usage. Sport England use data from National Halls and Pools Survey, Benchmarking Service, Indoor Bowls User Survey and General Household Survey.

6.15 The demand is an estimate and it should be noted that the District does not sit in a vacuum and that the development of leisure facilities outside of the District and the movement of people between Districts will influence the demand for leisure services of a particular locality.

6.16 Table 6.6 compares the demand for leisure and recreational uses in the District, as calculated using Sport England's Sports Facility Calculator, with the facilities provided.

Table 6.6

Facility	Supply	Facilities Requirement	Shortfall of Supply from Demand
Swimming pools	1388.5 m ²	794.28 m ²	0
Sports courts	36	22.71 courts	0
Indoor bowls	4	6.24 rinks	2.25

6.17 The data in Table 6.6 suggests that there is currently no shortfall of swimming pools or sports courts in the District. There is a slight shortfall of indoor bowls rinks for the year 2012-13.

Swimming Pools

Name	Location	Swimming Pool Area (m ²)	Owner Type
Athenaeum Club	Rochford	300	Commercial
Clements Hall Leisure Centre	Hockley	425	Local Authority
Greensward Academy	Hockley	142.5	School
King Edmund Business and Enterprise School	Rochford	180	School
Riverside Junior School	Hockley	105	School
Sweyne Park School	Rayleigh	152	School
Total		1388.5	

Sports Halls

Name	Location	Number of Courts	Owner Type
Clements Hall Leisure Centre	Hockley	9	Local Authority
Cullys Gym	Hockley	1	Commercial
Fitzwimarc School	Rayleigh	7	School
Great Wakering Primary School	Great Wakering	1	School
Greensward Academy	Hockley	5	School
King Edmund Business and Enterprise School	Rochford	5	School
Rayleigh Leisure Centre	Rayleigh	4	Local Authority

Name	Location	Number of Courts	Owner Type
Sweyne Park School	Rayleigh	4	School
Total		36	

Indoor Bowls

Name	Location	Rinks	Owner Type
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
Total		4	

Completed Leisure Development 2012-13

6.18 In 2012-13 leisure development completed and outstanding, in town centres and overall, was as outlined in Table 6.7 below:

Table 6.7 – Leisure Development

Total leisure floor space completed 12-13 (m ²)	1656
Total leisure floor space outstanding 12-13 (m ²)	0
Leisure floor space completed in town centres 12-13 (m ²)	0
Leisure floor space outstanding in town centres 12-13 (m ²)	0

7 Transport

Cars per Household

Table 7.1: Private Car Ownership

	All households	Households with no cars or vans	Households with 1 car or van	Households with 3 cars or vans	Households with 4 or more cars or vans	Households with 4 or more cars or vans	Sum of all cars or vans
Rachford	33,564	14.5%	40.8%	32.6%	8.5%	3.6%	49,470
Essex	581,589	18.0%	42.1%	29.6%	7.4%	3.0%	795,400
East	2,423,035	18.5%	42.9%	29.1%	6.9%	2.6%	3,231,763
England	22,063,368	25.8%	42.2%	24.7%	5.5%	1.9%	25,696,833

(Source: ONS Census 2011 Data)

- 7.1 In general, Rochford District has a higher number of cars or vans per household compared to subnational and national levels. Proportionately more households own 2 cars or vans within in the District while nationally and across the county the largest proportions of households own only 1 car or van.
- 7.2 As no data has yet been made available on private vehicle ownership per household since Rochford’s Core Strategy was adopted in December 2011, it is not currently possible to monitor any trends. This data should, therefore, be used as a benchmark for future SA/SEA monitoring.

Accessibility of New Residential Developments

- 7.3 To enable this indicator to be monitored, only completed residential sites with ten or more dwellings will be considered. In the year 2012/13, one residential development was completed with 21 dwellings on the site. Using public transport, residents of this site would be able to access a GP surgery, a hospital, a primary and secondary school, an employment site and a health centre within thirty minutes.

Cycle Facilities

- 7.4 National Route 16 runs through Rochford and to the South of Rayleigh town centre, providing a 41mile cycle link to Southend-on-Sea, Shoeburyness and Basildon. The district’s main town centres - Rochford, Rayleigh and Hockley – have adequate cycle parking that is centrally located. Each of the major residential sites allocated in Rochford’s Core Strategy include a requirement for enhancements to the local cycle network as well as a link to the National Cycle Network where appropriate. Although Essex County Council does not monitor the creation of new cycle routes, it is likely that during the plan period as developments are completed there will be improvements to facilities and routes for cyclists.

Walking Routes

7.5 Essex County Council does not monitor the creation of new walking routes. However, the main residential site allocations within Rochford’s Core Strategy include enhancements to local pedestrian routes as part of the infrastructure to accompany development. Therefore, as developments are completed throughout the plan period, the district will benefit from a number of enhanced walking routes.

7.6 Accessibility of Existing Housing

Figure 7.1 Accessibility of Primary Schools in Rochford District 2013

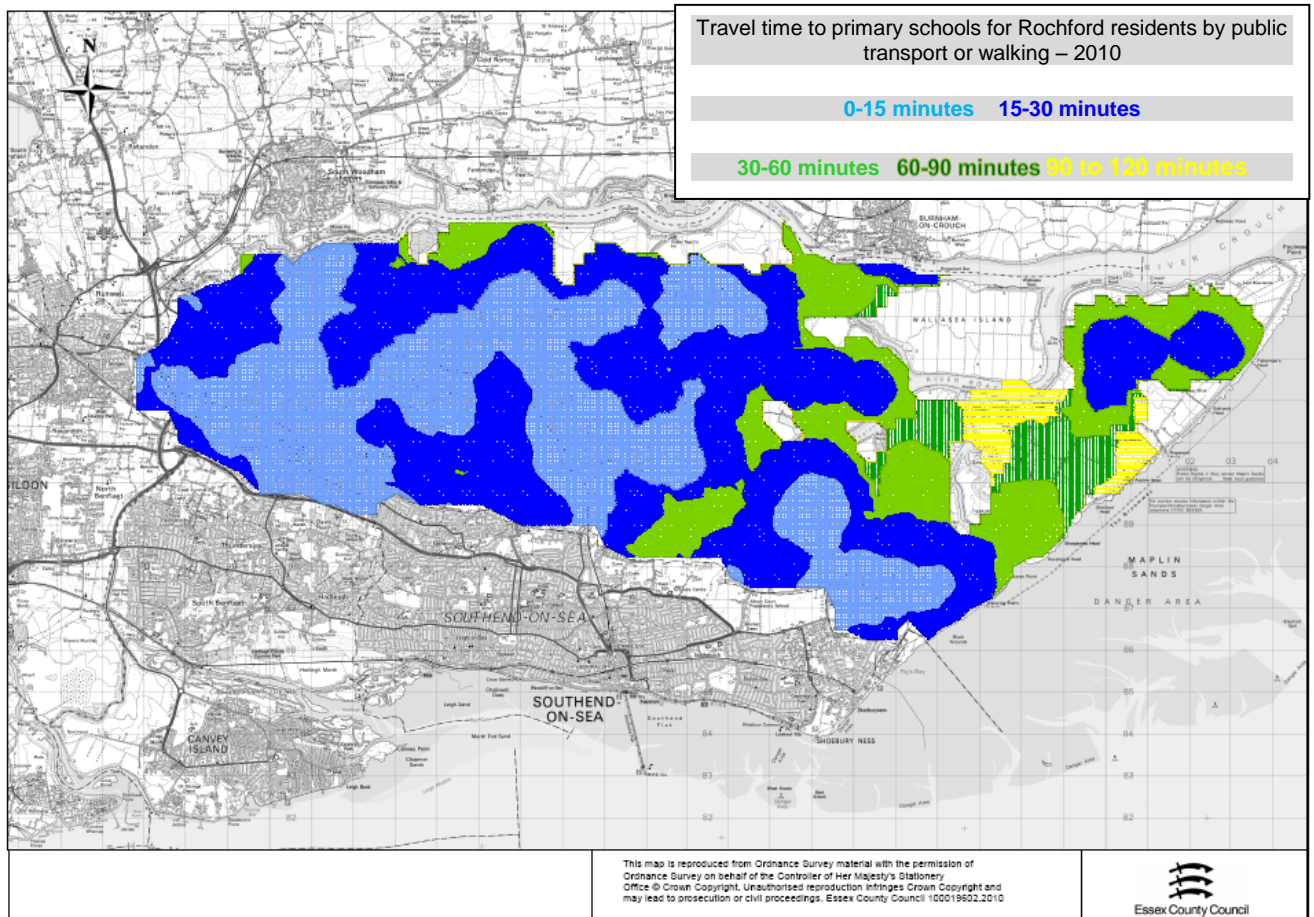
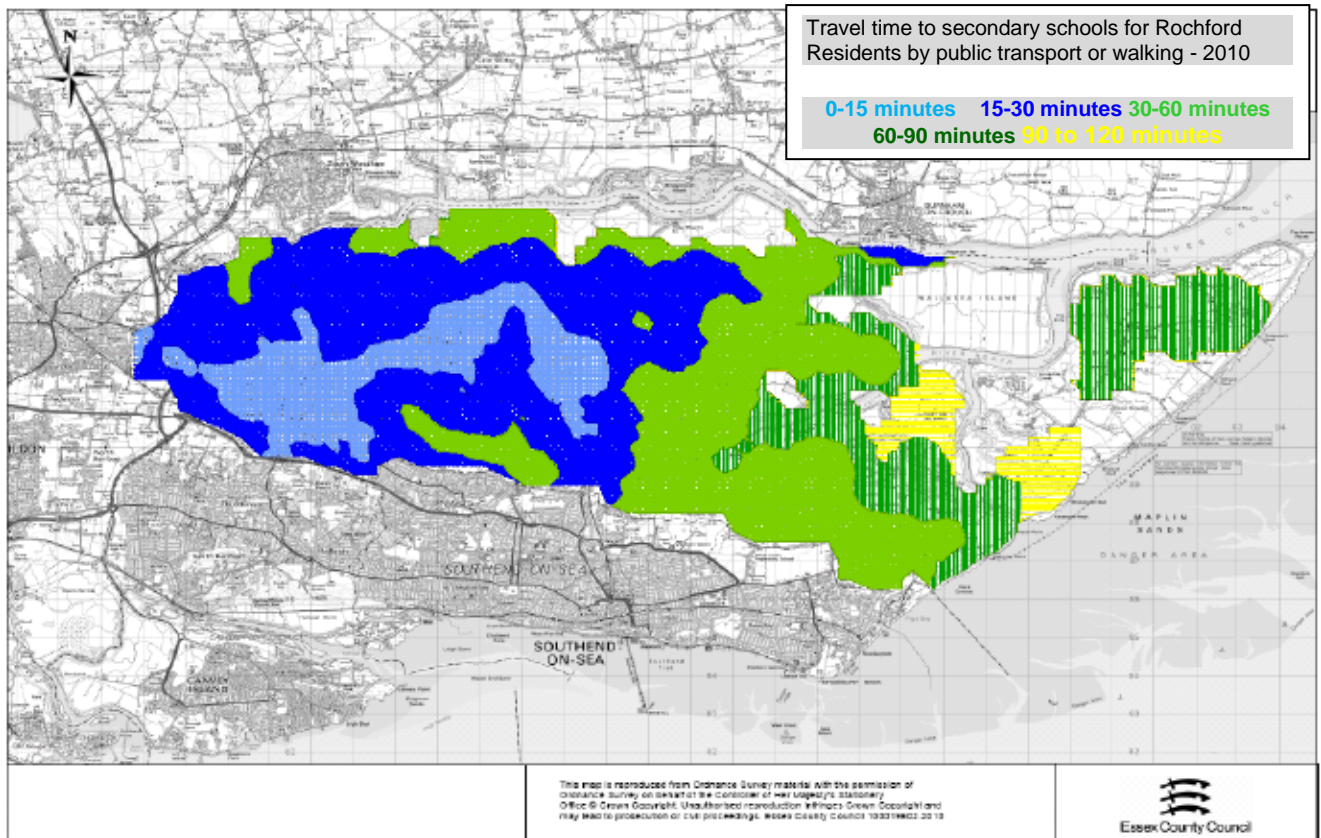
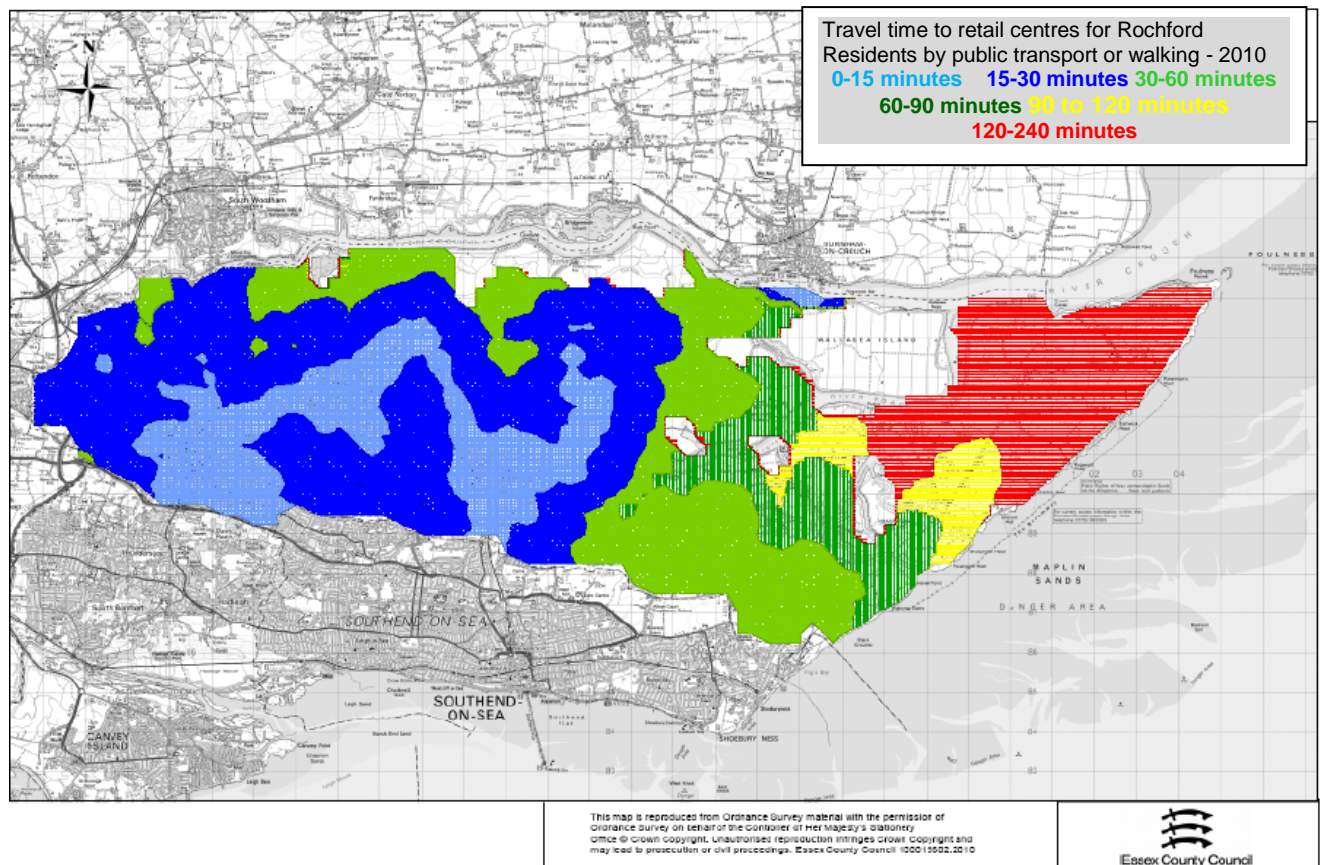


Figure 7.2: Accessibility of Secondary Schools in Rochford District 2013



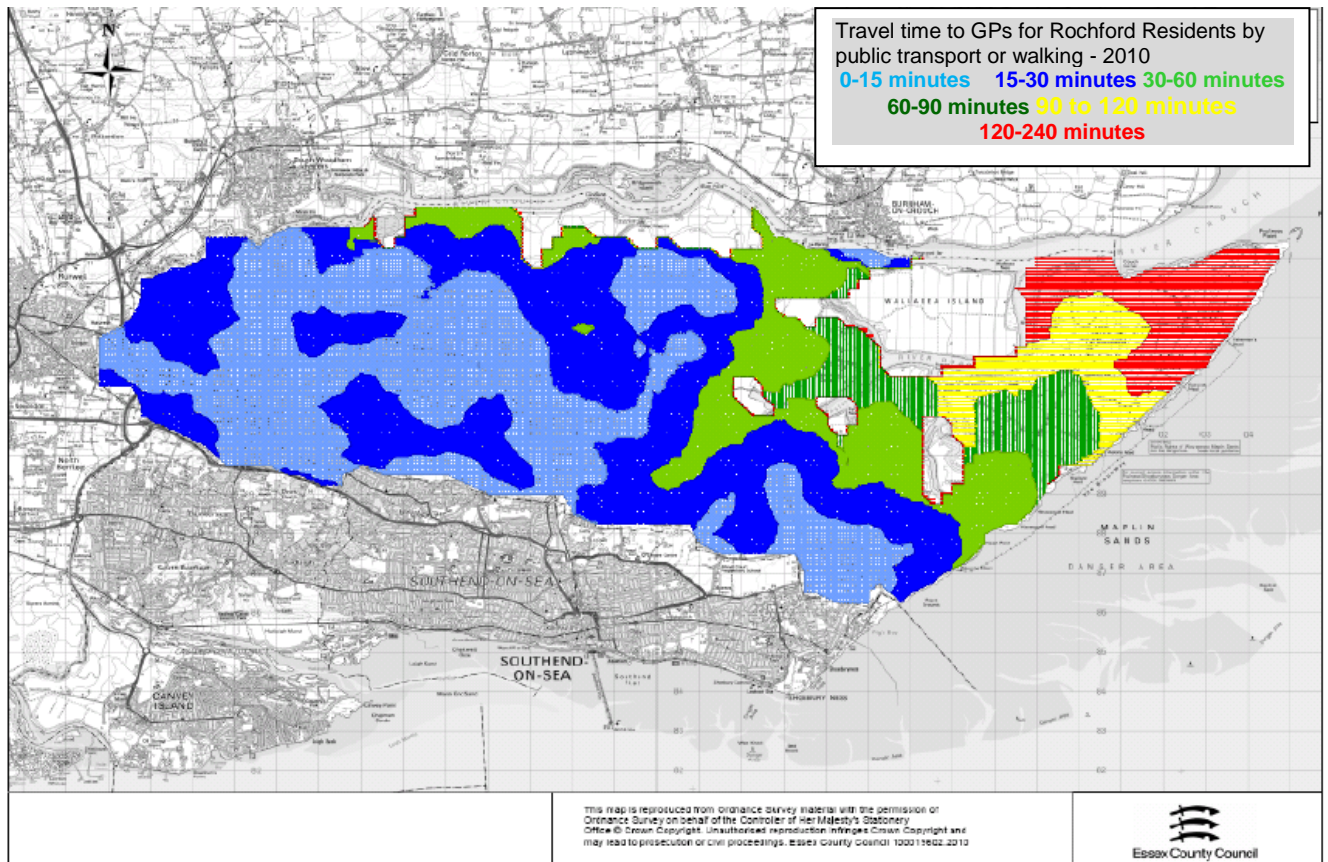
Source: Essex County Council, 2013

Figure 7.3: Accessibility of Retail Centres in Rochford District 2013



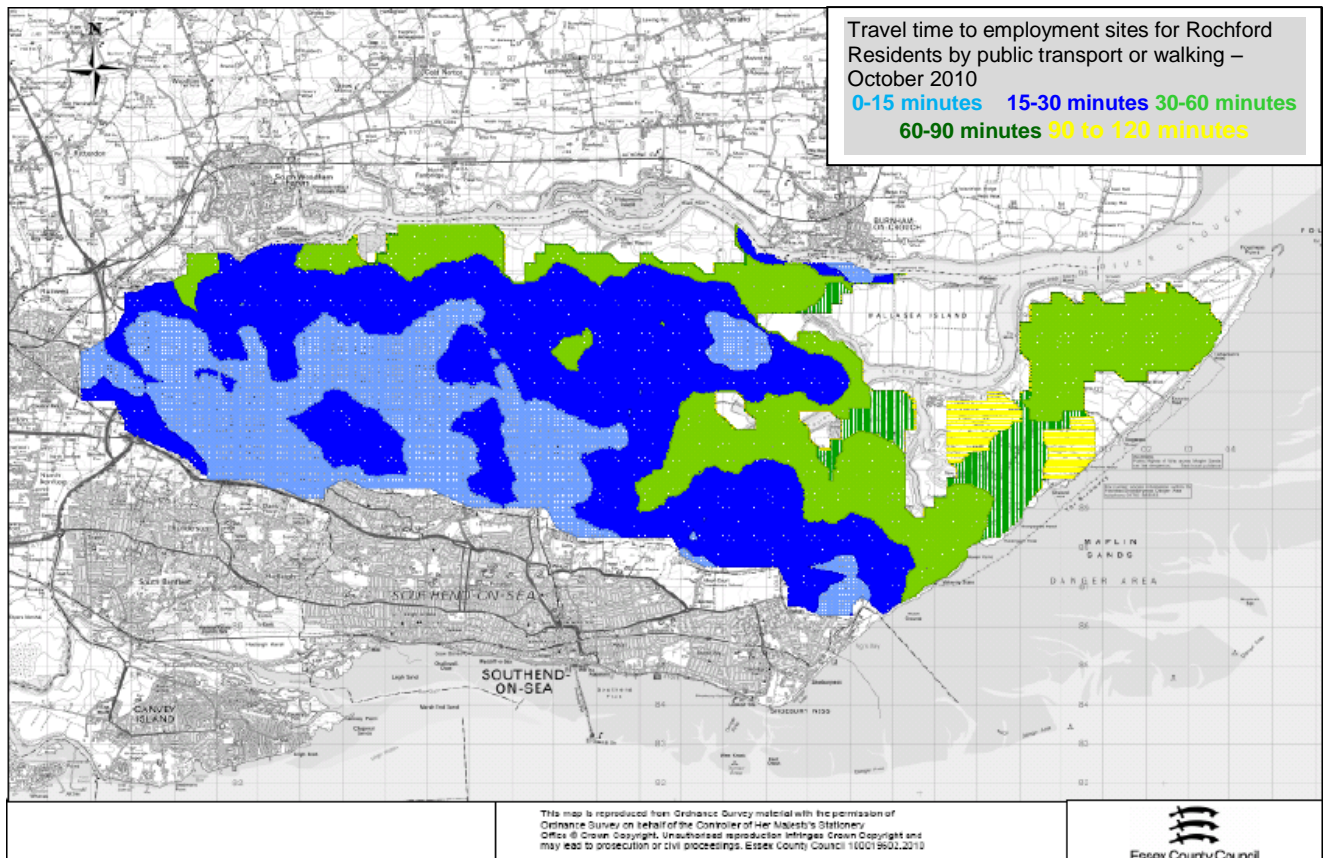
Source: Essex County Council, 2013

Figure 7.4: Accessibility of GP Surgeries in Rochford District 2013.



Source: Essex County Council, 2013

Figure 7.5: Accessibility of Employment Centres in Rochford District 2013



Source: Essex County Council, 2013

Table 7.2: Proportion of Rochford Residents with Access to Services within 15 minutes and 30 minutes October 2010

Service	Proportion of resident population with access to service within 15 minutes	Proportion of resident population with access to service within 30 minutes
Primary school	90%	98%
Secondary school	60%	88%
Employment site	69%	98%
Retail centre	65%	89%
GP	90%	98%

Source: Essex County Council 2013

- Over four fifths of the population of Rochford District live within 30 minutes of each of the 5 highlighted services.
- 90% of the population of Rochford District live within 15 minutes access of a primary school and GP. This is 69% for employment sites and 65% for retail

centres. Just 60% of residents have access to secondary schools within 15 minutes walking or cycling.

8 Flood Protection and Water Quality

Introduction

- 8.1 7,071 hectares of the District have a 1% annual probability of fluvial flooding and/or a 0.5% annual probability of tidal flooding, as calculated by the Environment Agency. Within these areas, in line with guidance contained in PPS 25, the Council will consult the Environment Agency on any applications submitted for development.
- 8.2 The Environment Agency (EA) is also consulted on applications where there is a potential impact on water quality.
- 8.3 The Council will only approve planning applications contrary to EA recommendation on flood risk or water quality in exceptional circumstances.

Flood Risk

- 8.4 The Thames Gateway South Essex Strategic Flood Risk Assessment 2011 (SFRA 2011) provides a revision to the SFRA published in November 2006.
- 8.5 The report constitutes a Level 1 and Level 2 SFRA for Rochford District Council which will contribute to the evidence base for the plan-making process of the Local Development Framework (LDF). The purpose of the Level 1 SFRA is to collate existing data and information with respect to flood risk, sufficient to enable the application of the Sequential Test by the Council; whilst an 'increased scope' Level 2 SFRA has also been included in the report to provide more detailed flood risk information for those areas at medium or high risk of flooding.
- 8.6 The findings in the SFRA provide some specific information which will facilitate the application of the Exception Test, where required, and inform the preparation of site specific Flood Risk Assessments for individual development sites in the potential main development areas.

Water Quality

- 8.7 Some forms of development have the potential to impact on water quality. This may take the form of, for example, a proposal that would result in the inappropriate discharge of effluent into surface water drainage, thereby polluting the water supply.
- 8.8 During 2012-2013 the EA objected to 2 planning applications submitted to Rochford District Council on the grounds of impact on water quality.
- 8.9 Of the two planning applications objected to, one application was refused by the Council, and one was approved. However, the approved application was only

approved once the applicant had provided additional information and the Environment Agency were satisfied that this overcome their concerns.

8.10 The chemical and ecological status of water bodies associated within the Rochford District are reported through Environment Agency's River Basin Management Plan for the Anglian River Basin District (available at: <http://wfdconsultation.environmentagency.gov.uk/wfdcms/en/anglian/Intro.aspx>). River Basin Management Plans are produced for each river basin district every six years. The most recent plan for the Anglian River Basin District was published in 2009, with the six year cycle to end in 2015 when the plan will be updated and reissued. As this data relates to a period before Rochford's Core Strategy was adopted, it should be used as benchmarking data for future SA/SEA monitoring reports when the next River Basin Management Plan is published.

8.11 There are four water body catchment areas associated with Rochford District:

- R64: Crouch Estuary;
- R122: Paglesham Creek Tributary;
- R121: River Roach, Nobles Ditch and Eastwood Brook;
- R79: Prittle Brook; and
- R71: Roach and Canvey.

All water body catchment areas have a current overall status of 'moderate' with the objective of achieving a 'good' status by 2027.

Summary

8.11 The Environment Agency objected to four planning applications on grounds of flood risk; and one of grounds of water quality submitted to the Council in 2012-13.

8.12 In respect of water quality issues, the Council has taken on board comments made by the Environment Agency and has determined planning applications having regard to such issues.

9 Biodiversity

Introduction

- 9.1 Biodiversity is the variety of living species on earth, and the habitats they occupy. It is integral to sustainable development and the Council is committed to the protection, promotion and enhancement of biodiversity throughout the District.
- 9.2 The Essex Biodiversity Action Plan (BAP) provides a list of species and habitats where action in the county should be focused. Rochford's BAP translates the Essex BAP into more local actions. In addition, the Core Strategy contains policies that will act to enhance and protect the biodiversity through the planning system.
- 9.3 There are a number of sites in the District that have been designated for their biodiversity importance.

Local Nature Reserves and National Nature Reserves

Figure 9.1: Location of LNR's and NNR's in Rochford District

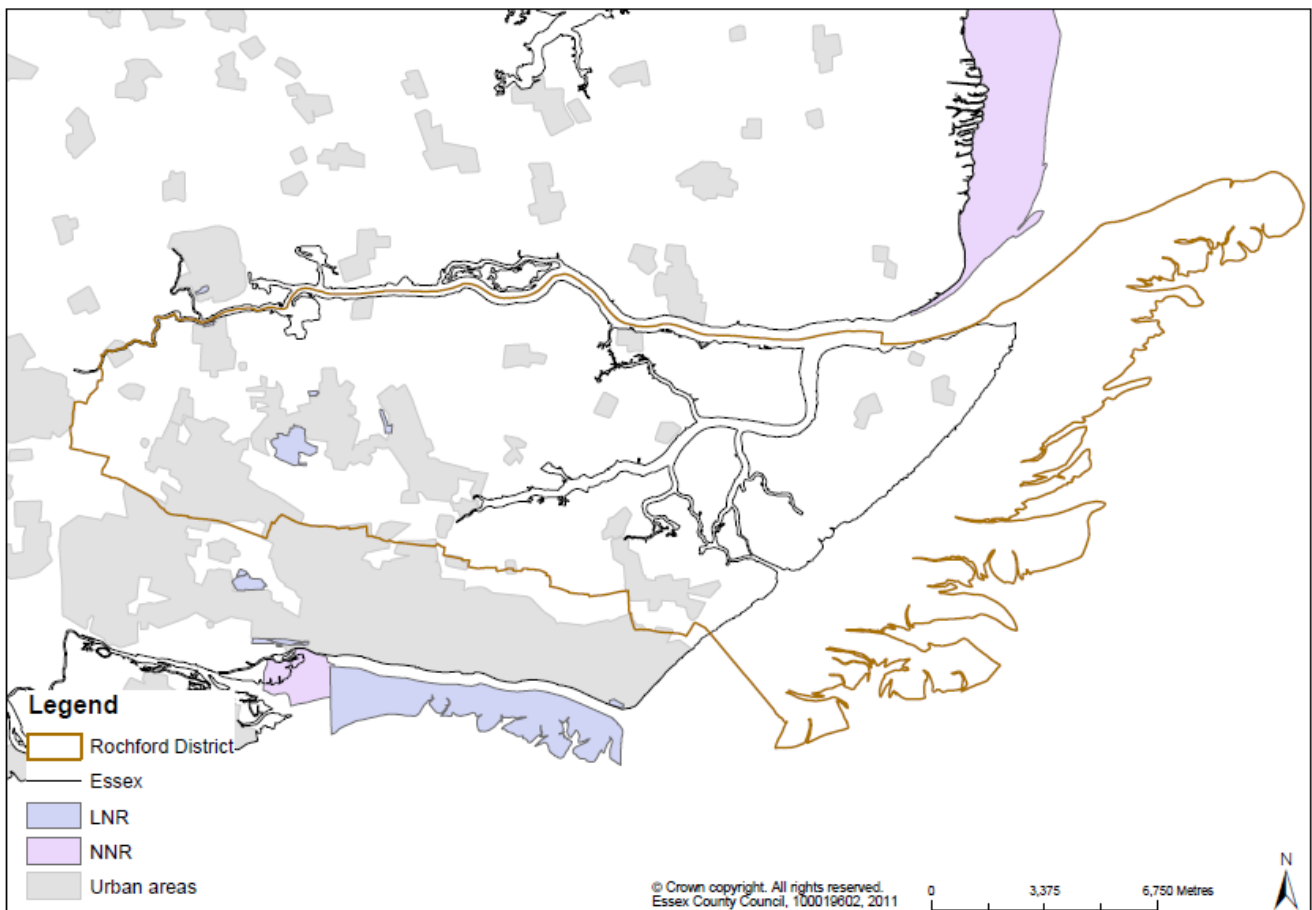


Figure 9.2: Location Local Wildlife Sites in Rochford District

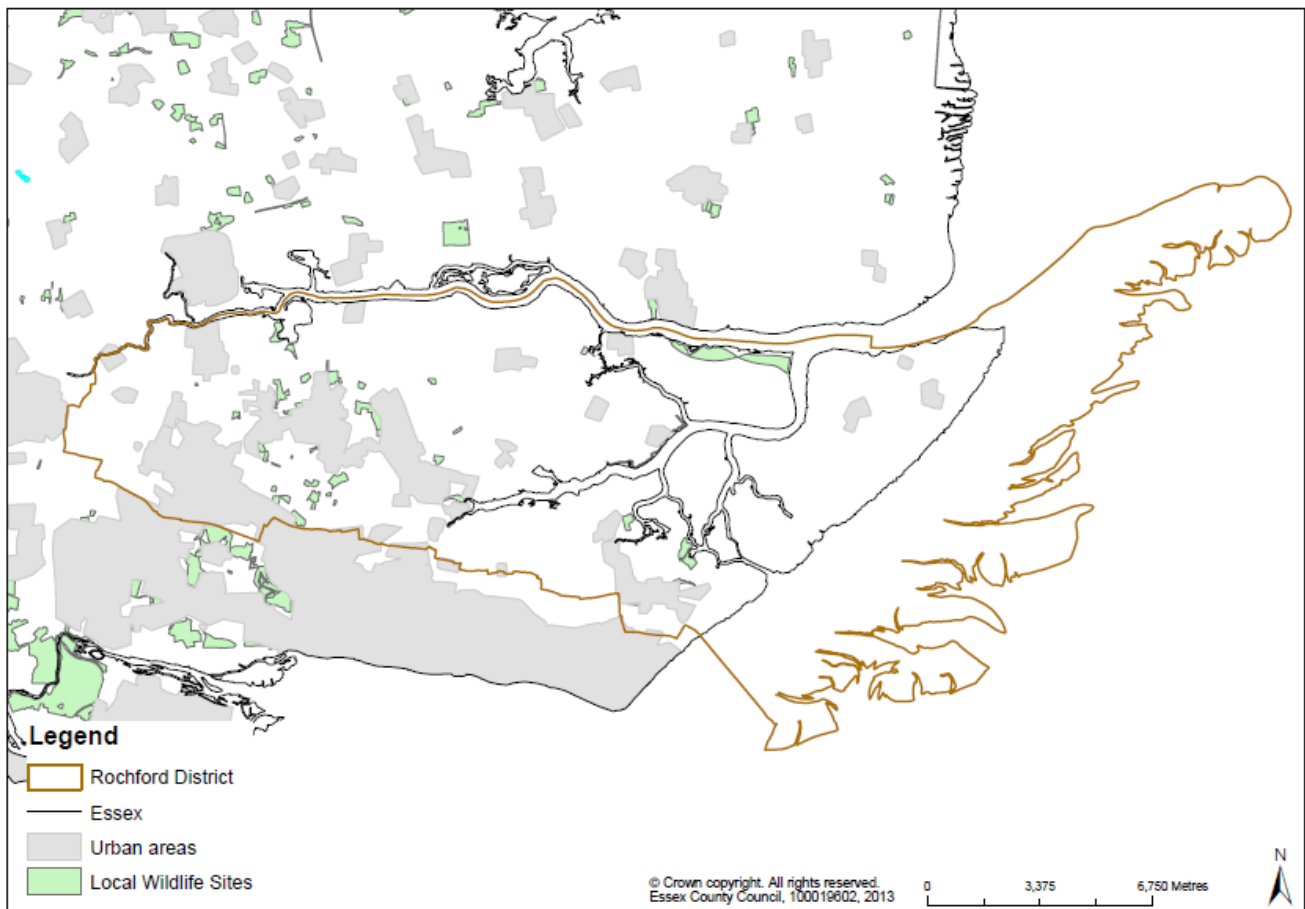


Figure 9.3: Hectares of Land Within Rochford District by Designation

Local Nature Reserves	National Nature Reserves	Local Wildlife Site
104.98ha	0ha	377.001ha

Source: Essex County Council, 2013

9.4 Due to the nature of the data required to monitor the indicator ‘Net change in natural/semi natural habitats’ it will only be possible monitor changes in the hectares of designated habitats. Rochford District contains three designated Local Nature Reserves – Hockley Woods, Marylands and Magnolia Fields. There are currently no National Nature Reserves within the district. Almost 400ha of land within the district has been allocated as Local Wildlife Sites, the largest allocation being Wallasea Managed Retreat at 90.31ha.

International Sites

9.5 The District's coast and estuaries are protected under international statutes and obligations.

Ramsar Sites

9.6 Ramsar sites are notified based on a range of assessment criteria. The criteria for waterbirds state that a wetland should be considered internationally important if it regularly supports 20,000 or more waterbirds and/or if it regularly supports 1% of the individuals in a population of one species of waterbird.

9.7 There are two listed Ramsar sites in Rochford District: Foulness and the Crouch and Roach Estuaries.

Special Protection Areas (SPAs)

9.8 Special Protection Areas are designated specifically for their importance to wild birds. Rochford District contains two sites that have been confirmed as SPAs:

1. The Crouch and Roach Estuaries SPA qualifies under Article 4.2 of the EU Birds Directive by supporting:
 - Internationally important assemblage of waterfowl (wildfowl and waders)
 - Internationally important populations of regularly occurring migratory species.
2. Foulness SPA qualifies under Article 4.1 of the EU Birds Directive by supporting:
 - Internationally important breeding populations of regularly occurring Annex 1 species: sandwich tern (*Sterna sandvicensis*), common tern (*Sterna hirundo*), little tern (*Sterna albifrons*) and avocet (*Recurvirostera avosetta*).

Special Areas of Conservation (SACs)

9.9 Special Areas of Conservation are intended to protect natural habitat of European importance and the habitats of threatened species of wildlife under Article 3 of the Habitats Directive (EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, 1992). The Essex Estuaries SAC (SAC) covers the whole of the Foulness and Crouch and Roach Estuaries from the point of the highest astronomical tide out to sea. As such it relates to the seaward part of the coastal zone. The Essex Estuaries have been selected as a SAC for the following habitat features:

- Pioneer saltmarsh.
- Estuaries.
- Cordgrass swards.
- Intertidal mudflats and sandflats.
- Atlantic salt meadows.
- Subtidal sandbanks.
- Mediterranean saltmarsh scrubs.

The Essex Estuaries European Marine Site

9.10 Where a SPA or SAC is continuously or intermittently covered by tidal waters, or includes any part of the sea in or adjacent to the UK, the site is referred to as a European Marine Site. The marine components of the Essex SPAs and SACs are being treated as a single European Marine Site called the Essex Estuaries Marine site (EEEMS). This extends along the coast from Jaywick near Clacton, to Shoeburyness near Southend-on-Sea and from the line of the highest astronomical tide out to sea. It includes the Maplin and Buxey Sands.

9.11 Effectively the whole of the District coastline is within the EEEMS, although terrestrial parts of the SPAs (i.e. freshwater grazing marshes inside the sea walls) are not included as they occur above the highest astronomical tide.

9.12 Local authorities are “relevant authorities” under the Habitats Regulations and along with other statutory authorities are responsible for the conservation and management of European Marine Sites. The District is represented on the management group of the Essex Estuaries Scheme of Management. The Management Scheme document will be a material consideration when considering proposals, which may impact on the European Marine Site.

The Conservation (Natural Habitats etc.) Regulations

9.13 The Conservation (Natural Habitats) Regulations 1994 places new responsibilities on local authorities – that in the exercise of any of their functions, they are to have regard to the requirements of the Habitats Directives, so far as they may be affected by the exercise of those functions. These will have significant impacts on planning in the coastal zone. Every planning application which is likely to have a significant effect, either directly or indirectly on the SAC, SPA or Ramsar sites needs to be assessed for its “in combination” effects and for its cumulative impacts. Whilst each individual case may not be harmful, the combined effects could be harmful to the European and internationally important sites. Therefore, individual proposals may be refused in order to avoid setting a precedent for further development.

National Sites

9.14 Sites of Special Scientific Interest (SSSIs) are designated under the Wildlife and Countryside Act 1981. English Nature has a duty to provide notification of these sites. The SSSI network includes some of the “best” semi-natural habitats including ancient woodlands, unimproved grasslands, coastal grazing marshes and other estuarine habitats.

9.15 There are three SSSI's within the Rochford District as follows:

- Hockley Woods SSSI. A site predominantly owned by the District Council. The site is of national importance as an ancient woodland.
- Foulness SSSI. This comprises extensive sand-silt flats, saltmarsh, beaches, grazing marshes, rough grass and scrubland, covering the areas of Maplin Sands, part of Foulness Island plus adjacent creeks, islands and marshes. This is a site of national and international importance.
- Crouch and Roach Estuaries SSSI (previously known as River Crouch Marshes). This covers a network of sites (salt marsh, intertidal mud, grazing marsh, a fresh water reservoir) including Brandy Hole and Lion Creek, Paglesham Pool, Bridgemarsh Island and marshes near Upper Raypits. This site is of national and international importance.

Figure 9.4: Condition of Sites of Special Scientific Interest

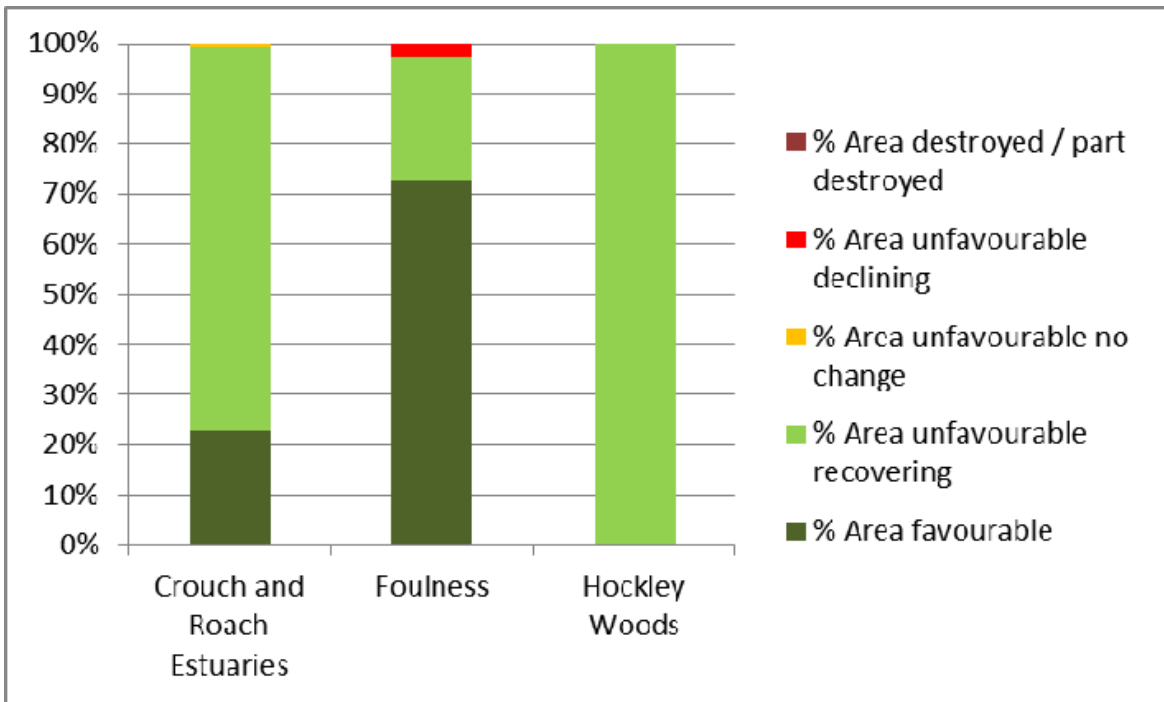
SSI Name:	% Area meeting PSA target
Crouch and Roach Estuaries	99.33%
Foulness	99.98%
Hockley Woods	100%

Source: Data taken from Natural England, September 2013

There is a Public Service Agreement (PSA) target of at least 95% of all nationally important wildlife sites being brought onto favourable condition. All of the 3 sites in Rochford are either meeting this target or are within less than 1% of meeting the target.

Figure 9.5 shows the breakdown of each SSSIs condition as of September 2013. All three SSSI areas are mostly in favourable or unfavourable recovering condition.

Figure 9.5: Conditions of Sites of Special Scientific Interest



Source: Data taken from Natural England, September 2013

Wallasea Wetlands

- 9.16 English Nature, the Department for Environment, Food and Rural Affairs (DEFRA) and the Royal Society for Protection of Birds (RSPB) were involved in implementing the scheme to create 115 hectares of wetland through the construction of a secondary seawall and breaching of the existing sea wall.
- 9.17 In July 2006 a large wetland habitat was created when the seawall was breached and it is predicted that it will become a breeding and roosting location for important bird species, as well as habitat for rare plants, insects and fish. It is also envisaged that it will provide breeding and nursery areas for aquatic wildlife, such as bass, mullet, flatfish and herring. For further information please refer to Rochford District Council's 2005-2006 Annual Monitoring Report.

Local Wildlife Sites Review

- 9.18 Local Wildlife Sites (LoWSs) are areas of land with significant wildlife value (previously known as Sites of Importance for Nature Conservation (SINCs) and County Wildlife Sites (CWSs). Together with statutory protected areas, LoWSs represent the minimum habitat we need to protect in order to maintain the current levels of wildlife in Essex.
- 9.19 The Council instructed ECCOS from Essex Wildlife Trust to survey and comment upon the condition/ suitability of the Districts' County Wildlife sites. The report identifies the number lost and number of new area. There are 39 LoWSs scattered throughout Rochford District, comprising of mainly Woodland, but with some Grassland, Mosaic, Coastal and Freshwater Habitats. The largest LoWS is the Wallersea Island Managed Realignment which covers 90.3 ha.
- 9.20 The principal objective of this review is to update the Local Wildlife Site network within Rochford District in the light of changes in available knowledge and by application of draft site selection criteria for Essex. In the Review report, former Local Wildlife Sites have been significantly revised and amended. Major changes includes: 1) Areas designated as Sites of Special Scientific Interest (SSSI), included in the previous survey, are now no longer included in the Local Wildlife Site network, as suggested in national guidance; and 2) A new system of site numbering is introduced.
- 9.21 The reports from EECOS will be used as part of the Local Development Framework evidence base.

10 Renewable Energy

Introduction

- 10.1 Renewable energy is energy which is generated from resources which are unlimited, rapidly replenished or naturally replenished such as wind, water, sun, wave and refuse, and not from the combustion of fossil fuels.
- 10.2 Along with energy conservation strategies, the use of renewable energies can help reduce carbon dioxide emissions and the reliance on energy sources that will ultimately run out, to the benefit of the environment and contributing towards a more sustainable form of development.

Renewable Energy in the District

- 10.3 In the year 2012-13 there were no large-scale renewable energy producing facilities, such as wind farms, developed in the District.
- 10.4 Small-scale renewable energy production, such as domestic photovoltaic tiles etc, can make a valid contribution towards the reduction in the reliance on non-renewable energy.
- 10.5 For the purposes of monitoring, many of the small scale, domestic renewable energy generating installations would not require consent from the Local Planning Authority, or under Building Regulations.
- 10.6 Policy ENV7 of Rochford District Councils Core Strategy states that the Council will favourably consider small-scale renewable energy development, particularly to residential properties, in both new and existing development, having regard to their location, scale, design and other measures, including ecological impact, are carefully considered.
- 10.7 The Government has recently changed the permitted development rights for small-scale renewable and low-carbon energy technologies. This now means that subject to criteria, the installation of solar PV or solar thermal panels will be considered permitted development.
- 10.8 While these changes are supported by the Council's aim to encourage the development of small-scale renewable energy projects as set out in the Core Strategy, they also mean that accurate monitoring of the number of PV installations going on in the District is less accurate.
- 10.9 As of 2013 the Council requires new residential developments in the district to meet Code level 4 of the Code for Sustainable Homes.

Appendix A

Reference	Address	Dwellings completed (gross) 2012-2013
ROC/0732/09	Luxway 29 Brays Lane Ashingdon	1
ROC/0609/10	621 Ashingdon Road	1
ROC/0102/11	1 Nansen Avenue, Rochford	2
ROC/0337/11	Fairview, Lyndhurst Road, Rochford	1
ROC/0348/11	Site of 1 & 2 Kingsmead Cottages, Barling Road	1
ROC/0013/09	The Yard, Trenders Avenue, Rayleigh.	4
ROC/0403/10	4 Hooley Drive Rayleigh	1
ROC/0672/09	Goldpoint Stud, Goldsmith Paddocks, Goldsmith Drive, Rayleigh SS6 9DX	1
ROC/0018/12	138 Down Hall Road Rayleigh	4
ROC/0529/12	Ld Adj. 3 Ferndale Road Rayleigh	1
ROC/0665/08	52a Alexandra Road, Great Wakering.	1
ROC/0395/11	12 Eastcheap, Rayleigh	1
ROC/0626/11	12 Eastcheap , Rayleigh	2
ROC/0124/08	42 York Road, Ashingdon. 109 Rectory Rd	1
ROC/0436/10	Hawkwell	11
ROC/0575/11	47 Victor Gardens Hockley, SS5 4DS	2
ROC/0589/12	184 Down Hall Road Rayleigh	1
ROC/0396/10	54 York Road	1

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	Ashingdon, Rochford	
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	3
	Hyde Wood Farm	1
ROC/0249/11	Hyde Wood Lane, Canewdon, SS4 3RR	
	Lawn Lodge Hall Road	1
ROC/0411/11	Rochford	
	6 Rochford Garden Way,	2
ROC/0591/11	Rochford, SS4 1QH	
	Ld West of Springfield Court	
	Boston Avenue	6
ROC/0019/10	Rayleigh	
	110 Bull Lane	1
ROC/0478/10	Rayleigh	
	50 Helena Rd	2
ROC/0356/11	Rayleigh	
	222 Hockley Road	1
ROC/0171/12	Rayleigh	
	102A Bull Lane	1
ROC/0356/12	Rayleigh	
	Second Floor 44 - 50 High Street	4
ROC/0697/10	Rayleigh	
	46 Hockley Rd, Rayleigh	2
ROC/0787/10		4
ROC/0008/11	28 High Street , Rayleigh (above Ask restaurant)	
	94 High Road	1
ROC/0056/11	Rayleigh	
	Ld North of 36 High Road	2
ROC/0038/11	Rayleigh	
	25 Station Crescent	2
ROC/0459/11	Rayleigh	
	44 0 50 High Street	3
ROC/0046/12	Rayleigh	

Appendix B – Housing Trajectory Site List
(from Planning Application information up to 31/3/2013)

Permission Number	Address	Work In Progress	20 12- 13	20 13- 14	20 14- 15	20 15- 16	20 16- 17	20 17- 18	20 18- 19	20 19- 20	20 20- 21	20 21- 22	20 22- 23	20 23- 24	20 24- 25	20 25- 26	20 26- 27
ROC/0414/10	Sunnyside Wellington Road Hockley	Not Started	0	1													
ROC/0361/11	Roverdene, Ellesmere Rd	Not Started	0	1													
ROC/0608/11	The Chequers Inn High Street Canewdon	Not Started	0	2													
ROC/0511/12	Garage Block & Forecourt . Adj. 9 Althorne Way Canewdon	Not Started	0	2													
ROC/0621/12	Cafe Bar, Martime Mews, Fambridge Rd	Not Started	0	1													
ROC/0531/11	R/o 268 Little Wakering Rd Great Wakering	Not Started	0	1													
ROC/0581/12	493 Little Wakering Rd, Barling Magna	Not Started	0	1													
ROC/0070/13	204 Little Wakering Rd, Little Wakering	Not Started	0	1													
ROC/0714/10	Ld Adj. 76 Hillbridge Rd Rayleigh	Not Started	0	1													

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ROC/0562/12	152A Rawreth Lane Rayleigh	Not Started	0	1													
ROC/0254/11	Great Wakering United Reformed Church Chapel Lane, Great Wakering	Not Started	0	1													
ROC/0637/11	Site of & Ld R/o York Bungalow , Little Wakering Hall Lane, Great Wakering	Not Started	0	5	6												
ROC/0301/12	83 New Road Great Wakering	Not Started	0	1													
ROC/0335/10	Land Rear of 10 Eastcheap Rayleigh	Not Started	0	1													
ROC/0152/11	Adj 8 Willow Drive Rayleigh	Not Started	0	1													
ROC/0521/12	1 London Road. Rayleigh	Not Started	0	2													
ROC/0561/12	Crystal House, 1 The Approach Rayleigh	Not Started	0	7	7												
ROC/0357/10	The Warren, Durham Road Rochford	Not Started	0	1													
ROC/0160/12	Mascot Lodge, Magnolia Rd Rochford	Not Started	0	1													
ROC/0359/10	Ld Adj. 42 The Westering Hawkevell	Not Started	0	1													
ROC/0381/12	Ld Btwn Main Rd & Rectory Rd & Clements Hall Way, Hawkevell	Not Started	0	42	20												
ROC/0381/12	Ld Btwn Main Rd & Rectory Rd & Clements Hall Way, Hawkevell	Not Started	0	24	20	20	30	20									
ROC/0564/12	32 Thorpe Rd Hawkevell	Not Started	0	2													

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ROC/0565/12	Land Rear of 1 - 3 Read Close Hawkwell	Not Started	0	1													
ROC/0734/12	Land Adj. 20 Hill Lane Hawkwell	Not Started	0	1													
ROC/0741/12	Ld at End of & between Park Gardens & Hawkwell Park Drive Hawkwell	Not Started	0	5													
ROC/0226/10	52 Greensward Lane Hockley	Not Started	0	1													
ROC/0073/12	59 Spa Road Hockley	Not Started	0	1													
ROC/0322/10	Ld Between 27 & 31 Branksome Avenue Hockley	Not Started	0	1													
ROC/0548/10	351 Plumberow Avenue Hockley	Not Started	0	1													
ROC/0267/12	275 Plumberow Avenue Hockley, 555 5NT	Not Started	0	1													
ROC/0048/11	Land Opposite Maryon House, Bullwood Hall Lane, Hockley	Not Started	0	1													
ROC/0396/11	Finches Lodge 209 Hockley Road Rayleigh	Not Started	0	2													
ROC/0066/11	The Bungalow, Merton Road, Hullbridge, Hullbridge, SS5 6AQ	Not Started	0	1													
ROC/0671/12	215 Hockley Road Rayleigh	Not Started	0	3													
ROC/0702/12	Valley View , Church Road Hockley	Not Started	0	1													
ROC/0576/08	299 Ferry Road, Hullbridge.	Not Started	0	8													

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ROC/0215/10	89 Crouch Avenue Hullbridge	Not Started	0	2													
ROC/0556/10	Ld Adj Pooles End Long Lane, Hullbridge	Not Started	0	1													
ROC/0301/11	Sheepcotes Farm Lower Rd, Hockley SS5 6AN	Not Started	0	1													
ROC/0749/12	Tyndale House, Tyndale Close Hullbridge	Not Started	0	13	10												
ROC/0034/13	Ld East of 23 Gloucester Avenue Land Adj. 57 Trinity Road	Not Started	0	1													
ROC/0610/12	Rayleigh 2 Rochefort Drive	Not Started	0	1													
ROC/0354/10	Rochford Car Park Adj. The New Ship, East Street,	Not Started	0	5													
ROC/0412/10	Rochford Ld Adj. 49 Back Lane	Not Started	0	1													
ROC/0433/11	Rochford 37 North Street	Not Started	0	2													
ROC/0568/11	Rochford, SS4 1AB 55 West Street	Not Started	0	1													
ROC/0770/11	Rochford 18 Mornington Avenue	Not Started	0	2													
ROC/0086/12	Rochford Garage Block North Side of The Boulevard	Not Started	0	2													
ROC/0349/12	Rochford	Not Started	0	2													

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ROC/0775/12	The Milestone , Union Lane Rochford	Not Started	0	1													
ROC/0017/13	7 Malting Villas Road Rochford	Not Started	0	1													
ROC/0434/12	Pearsons Farm, London Road Rayleigh	Not Started	0	1													
ROC/0820/10	Ld 41 - 67 Lower Lambricks Rayleigh	Not Started	0	10													
ROC/0486/08	89 High Street, Rayleigh SS6 7EJ	Not Started	0	12													
ROC/0474/10	Treetops Hillview Road Rayleigh	Not Started	0	3													
ROC/0632/12	1 - 5 Church Street Rayleigh	Not Started	0	3													
ROC/0634/12	23 Bellingham Lane Rayleigh	Not Started	0	1													
ROC/0635/12	29 - 31 Bellingham Lane Rayleigh	Not Started	0	2													
ROC/0636/12	27 Bellingham Lane Rayleigh	Not Started	0	2													
ROC/0070/10	113 - 115 High Street Rayleigh	Not Started	0	5													
ROC/0440/12	Alder House, High Road Rayleigh	Not Started	0	4													
ROC/0520/12	Site of 125A to 125D High Rd, Rayleigh	Not Started	0	4													
ROC/0046/03	Lillyville, Granville Road	Site Work Started	0	1													

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ROC/0268/95	Rochelles Farm, Lower Road	Under Construction	0	1													
	Sunnybanis, Gays Lane		0	1													
ROC/0442/11	Canewdon	Under Construction	0	1													
	Ld Opposite Prospect Villa, Trenders Ave		0	2													
ROC/0517/10	Rayleigh	Under Construction	0	1													
	Sherbourne, Downhall Park Way,		0	1													
ROC/0305/12	Rayleigh	Under Construction	0	1													
	Sherbourne , Downhall Park Way		0	1													
ROC/0322/12	Rayleigh	Under Construction	0	1													
	184 Down Hall Road		1	1													
ROC/0589/12	Rayleigh	Under Construction	0	1													
	62 Alexandra Road		0	1													
ROC/0399/12	Great Wakering	Under Construction	0	1													
	26 Station Avenue		0	1													
ROC/0817/05	Rayleigh	Under Construction	0	1													
	89 Downhall Rd		0	7													
ROC/0121/07	Rayleigh	Under Construction	0	6													
	36 The Approach ,		0	2													
ROC/0653/10	Rayleigh	Under Construction	0	2													
	Ld Adj. 8 Preston Gardens		0	1													
ROC/0366/11	Rayleigh	Under Construction	0	1													
	25 York Rd		0	1													
ROC/1012/05	Ashingdon	Under Construction	0	1													
	Rochford		1	1													
ROC/0396/10	54 York Road	Under Construction	1	1													
	Ashingdon, Rochford																

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ROC/0061/12	1 Clifton Road Ashingdon	Under Construction	0	2													
ROC/0398/12	Ld East of Spencer Gardens, Bray Lane	Under Construction	0	35	30												
ROC/0398/12	Ld East of Spencer Gardens, Bray Lane	Under Construction	0	15	20												
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction	3	8	9												
ROC/0495/10	64 Hawkwell Chase Hawkwell	Under Construction	0	1													
ROC/0136/11	20 Tudor Way, Hockley	Under Construction	0	1													
ROC/0805/08	Land rear of 25 Woodlands Road, Hockley.	Under Construction	0	1													
ROC/0154/12	58 Main Road, Hockley	Under Construction	0	2													
ROC/0503/12	7 spa Road Hockley	Under Construction	0	2													
ROC/0569/12	56 Highams Rd Hockley	Under Construction	0	2													
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction	0	1													
ROC/0466/95	74 Folly Lane Westview & Oakhurst	Under Construction	0	1													
ROC/1095/06	Church Rd Hockley	Under Construction	0	5													
ROC/0302/12	37A Hilltop Avenue, Hullbridge, Hockley	Under Construction	0	1													
ROC/0956/74	Adj. The Birches, Sandhill Road	Under Construction	0	1													

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ROC/0546/10	Site of 4 & 6 Lancaster Rd Rayleigh	Under Construction	0	3													
ROC/0807/10	Ld Between 18 & 24 Hillside Rd Eastwood	Under Construction	0	1													
ROC/0426/11	122 Clarence Road Rayleigh, SS6 8TD	Under Construction	0	1													
ROC/0773/12	Land Between 4 & 12 Hillside Rd, Eastwood 4A & 4 East St	Under Construction	0	2													
ROC/1015/06	Rochford	Under Construction	0	4													
ROC/0292/10	5 Victotria Avenue Rayleigh	Under Construction	0	1													
ROC/0363/12	190 London Road Rayleigh	Under Construction	0	22	22	22											
ROC/0363/12	190 London Road Rayleigh	Under Construction	0	15	10	10											
ROC/0048/79	Fairview and Homestead, Hockley Road	Under Construction	0	25	25	36											
ROC/0547/12	Land Between 56 - 62 Nelson Rd Rayleigh	Under Construction	0	2													
ROC/0250/11	1 Burrows Way Rayleigh	Under Construction	0	1													
ROC/0418/11	Stratford House, Hockley Rd Rayleigh	Under Construction	0	13													
ROC/0526/12	3 Burrows Way, Rayleigh	Under Construction	0	1													
ROC/0248/12	145 - 153 High Street Rayleigh	Under Construction	0	8													

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ROC/0273/12	Fire Station, Castle Rd Rayleigh	Under Construction	0	9													
ROC/0249/11	Hyde Wood Farm Hyde Wood Lane, Canewdon, SS4 3RR	Work Complete	1	0													
ROC/0732/09	Luxway 29 Brays Lane Ashingdon	Work Complete	1	0													
ROC/0609/10	621 Ashingdon Road	Work Complete	1	0													
ROC/0102/11	1 Nansen Avenue, Rochford	Work Complete	2	0													
ROC/0337/11	Fairview, Lyndhurst Road, Rochford	Work Complete	1	0													
ROC/0348/11	Site of 1 & 2 Kingsmead Cottages, Barling Road	Work Complete	1	0													
ROC/0013/09	The Yard, Trenders Avenue, Rayleigh. 4 Hooley Drive	Work Complete	4	0													
ROC/0403/10	Rayleigh	Work Complete	1	0													
ROC/0672/09	Goldpoint Stud, Goldsmith Paddocks, Goldsmith Drive, Rayleigh SS6 9DX	Work Complete	1	0													
ROC/0018/12	138 Down Hall Road Rayleigh	Work Complete	4	0													
ROC/0529/12	Ld Adj. 3 Ferndale Road Rayleigh	Work Complete	1	0													
ROC/0665/08	52a Alexandra Road, Great Wakering.	Work Complete	1	0													
ROC/0395/11	12 Eastcheap, Rayleigh	Work Complete	1	0													

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ROC/0626/11	12 Eastcheap , Rayleigh	Work Complete	2	0													
ROC/0124/08	42 York Road, Ashingdon.	Work Complete	1	0													
ROC/0436/10	109 Rectory Rd Hawkwell	Work Complete	11	0													
ROC/0575/11	47 Victor Gardens Hockley, SS5 4DS	Work Complete	2	0													
ROC/0142/12	Site of 233 & 235 Rectory Road Rochford	Work Complete	2	0													
ROC/0343/10	1 Station Road Hockley	Work Complete	2	0													
ROC/0618/10	Ld Rear of 27 to 31 to Broadlands Road Hockley	Work Complete	1	0													
ROC/0265/11	Ld R/O 43 & 45 Hawkwell Rd Hockley	Work Complete	1	0													
ROC/0056/09	93 Greensward Lane, Hockley. Wits End, Lower Road	Work Complete	2	0													
ROC/0735/09	Hockley, SS5 6AP	Work Complete	1	0													
ROC/0281/11	101 Folly Lane, Hockley	Work Complete	1	0													
ROC/0911/07	10 Kingsmans Farm Rd Hullbridge	Work Complete	1	0													
ROC/0607/08	Land adj 1 Maylons Lane, Hullbridge.	Work Complete	1	0													
ROC/0631/08	18 Kingsmans Farm Road, Hullbridge. Willow Pond Farm	Work Complete	1	0													
ROC/0458/09	Lower Road, Hockley	Work Complete	1	0													

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ROC/0395/00	Adj Mansfield Nurseries, Nore Road	Work Complete	1	0													
	87 Rayleigh Ave		3	0													
ROC/0332/10	Eastwood , Leigh - on- Sea	Work Complete															
	Mansfield Nurseries , Eastwood Rise		1	0													
ROC/0188/12	Eastwood	Work Complete															
	Land R/o 11 - 15 Trinity Rd		4	0													
ROC/0723/09	Rayleigh	Work Complete															
	15 West Street, (2nd Floor)		1	0													
ROC/0694/10	Rochford	Work Complete															
	Lawn Lodge Hall Road		1	0													
ROC/0411/11	Rochford	Work Complete															
	6 Rochford Garden Way,		2	0													
ROC/0591/11	Rochford, SS4 1QH	Work Complete															
	Ld West of Springfield Court																
	Boston Avenue		6	0													
ROC/0019/10	Rayleigh	Work Complete															
	110 Bull Lane		1	0													
ROC/0478/10	Rayleigh	Work Complete															
	50 Helena Rd		2	0													
ROC/0356/11	Rayleigh	Work Complete															
	222 Hockley Road		1	0													
ROC/0171/12	Rayleigh	Work Complete															
	102A Bull Lane		1	0													
ROC/0356/12	Rayleigh	Work Complete															
	Second Floor 44 - 50 High Street		4	0													
ROC/0697/10	Rayleigh	Work Complete															

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ROC/0787/10	46 Hockley Rd, Rayleigh	Work Complete	2	0													
ROC/0008/11	28 High Street , Rayleigh (above Ask restaurant)	Work Complete	4	0													
ROC/0056/11	94 High Road Rayleigh	Work Complete	1	0													
ROC/0038/11	Ld North of 36 High Road Rayleigh	Work Complete	2	0													
ROC/0459/11	25 Station Crescent Rayleigh	Work Complete	2	0													
ROC/0046/12	44 O 50 High Street Rayleigh	Work Complete	3	0													
ROC/0538/12	72 High Road, Rayleigh SS6 7AD	Work Complete	0	1													
ROC/0317/11	85 London Road Rayleigh	Work Complete	0	0													
BF2	68-72 West Street, Rochford	Pre-app/under consideration/ SHLAA							10	7							
BF4	162-168 High Street, Rayleigh	Pre-app/under consideration/ SHLAA				7	7										
BF6	247 London Road, Rayleigh	Pre-app/under consideration/ SHLAA						7									
BF8	Allocated land, South Hawkwell	Pre-app/under consideration/ SHLAA						19	19								

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BF14	Chestnuts Rayleigh	Pre-app/under consideration/ SHLAA		4													
BF17	West Street, Rochford	Pre-app/under consideration/ SHLAA						2									
BF23	Elizabeth Fitzroy Homes	Pre-app/under consideration/ SHLAA		7	8												
BF25	Castle Road Recycling Centre	Pre-app/under consideration/ SHLAA						6	7								
BF26	Land adjacent Hockley Train Station (north west)	Pre-app/under consideration/ SHLAA							15								
BF28	Land adjacent 213 High Street, Great Wakering	Pre-app/under consideration/ SHLAA									1						
BF29	Land Between 35-49 Victoria Drive, Great Wakering	Pre-app/under consideration/ SHLAA										1					
BF30	Land between 42 & 44 Little Wakering Road	Pre-app/under consideration/ SHLAA								1							
BF31	18 Albert Road, Ashingdon	Pre-app/under consideration/ SHLAA											1				
BF32	Land adjacent 200 Ashingdon Road, Ashingdon	Pre-app/under consideration/ SHLAA												2			
BF33	1 Woodlands Rd, Hockley	Pre-app/under consideration/ SHLAA								6							

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BF34	Land between 77-83 Keswick Avenue, Hullbridge	Pre-app/under consideration/ SHLAA									2						
BF35	Land adjacent 97 Crouch Avenue, Hullbridge	Pre-app/under consideration/ SHLAA									2						
BF36	Land between 4 and 12 Hillside Road Eastwood Rise, Eastwood	Pre-app/under consideration/ SHLAA			3												
BF37	Land rear of 175 Bull Lane, Rayleigh	Pre-app/under consideration/ SHLAA									2						
BF38	Land adjacent 44 Great Wheatley Road, Rayleigh	Pre-app/under consideration/ SHLAA							4								
BF39	Land to the rear of 30-34 Lower Road, Hullbridge	Pre-app/under consideration/ SHLAA							2								
102	Land adjacent Hockley Train Station (north east)	Pre-app/under consideration/ SHLAA						8	8								
EL1	Rawreth Industrial Estate	Pre-app/under consideration/ SHLAA										22	60	70	70		
EL2	Stambridge Mills	Pre-app/under consideration/ SHLAA					32	32	34								
EL3	Star Lane, Great Wakering	Pre-app/ under consideration/ SHLAA					31	40	40	10	10						
EL4	Hockley centre	Pre-app/ under consideration/ SHLAA										25	25	25	25		

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Total(without Allocation			97	436	190	95	100	134	146	17	46	47	85	95	70	0	0
Core Strategy location	North of London Road	Green Belt Release							10 0	10 0	10 0	10 0	15 0				
Core Strategy location	West Rochford	Green Belt Release			12 0	12 0	12 0	12 0	12 0								
Core Strategy location	South East Ashingdon	Green Belt Release											10 0	10 0	10 0	10 0	10 0
Core Strategy location	West Hockley	Green Belt Release				50											
Core Strategy location	South West Hullbridge	Green Belt Release								12 5	12 5	10 0	10 0	50			
Core Strategy location	West Great Wakering	Green Belt Release												10 0	10 0	50	
Core Strategy location	South Canewdon	Green Belt Release								60							
Total (with Allocation)			97	436	310	265	220	254	366	302	271	247	435	345	270	150	100



Rochford District Council
Council Offices South Street
Rochford Essex SS4 1BW
Phone: 01702 546366
customerservices@rochford.gov.uk
Website: www.rochford.gov.uk



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